

August 24, 2023

Chair
Community and Protective Services Committee
City of London
300 Dufferin Avenue
London, ON

RE: Request for Funding for Soil Remediation
Vision SoHo (West Block)

Dear Ms. Pelozo:

We are writing on behalf of ZerIn Development Corporation, The Chelsea Green Home Society, Homes Unlimited (London) Inc. and London Affordable Housing Foundation (the Non-Profit Developers) to request financial assistance to allow us to remove impacted soils from the site of the Vision SoHo – West Block Parking Garage that will be below the 4 new affordable housing developments.

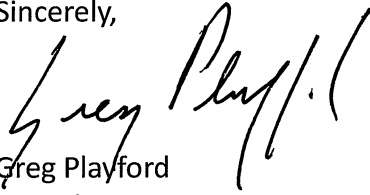
When the site was acquired by the Vision SoHo Alliance from the City of London in 2022, the new owners completed Phase 1 and 2 ESA's and various soil tests. Testing identifies some levels of impacted soils that would exceed MOE Table 3 and require disposal at specified landfills at a higher cost. Accordingly, allowances were put into the contracts to provide for this cost. When the Building Permit was obtained and more extensive testing was completed, the amount of impacted soil is much more than anticipated. This is the result of certain materials from the demolition of the prior buildings not being removed from the site and instead being used as fills. This is not the norm for property intended for future residential use and from what we are told is the result of negligence by the demolition Contractor or a failure to provide proper specifications.

The Non-Profit developers cannot absorb the extraordinary costs, most of which are landfill tipping fees, without jeopardizing the ability to complete the project and provide the large number of affordable units promised to CMHC, the City of London and the community. Accordingly, we are requesting the City of London support a request to provide \$3.9 million in capital assistance to allow the site to be made environmentally clean and the project to proceed. A summary of the ask is as follow:

1. To dispose of contaminated soils to W12A land fill	\$3,000,000.
2. For costs related to the double handling and transport	\$200,000.
3. Additional test pits and testing by LDS Soil Consultants	\$25,000.
4. Contingency	\$250,000.
5. HST (13%)	<u>\$425,000.</u>
TOTAL PROJECTED COST	\$3,900,000.

Testing details and support for the projections are available as required . _As you know, the Vision SoHo project is the largest affordable housing project in London's history and is drawing national attention for the adaptive reuse of the former hospital site, the initiative of the non-profit proponents and the collaboration of the federal and municipal partners. The City's support of this unexpected and important next step is appreciated.

Sincerely,



Greg Playford
Consultant

c.c R. Rowbottom – Zerin
Sr. Joan Atkinson – LAHF
Sue Riggan – Chelsea Green
Jim Foote – Homes Unlimited
SylviaHarris
V. Frijia
Malcom Ross
Shawn Lewis
Gary Blazak
Matt Feldberg