

Report to Civic Works Committee

To: Chair and Members
Civic Works Committee

From: Kelly Scherr, P.Eng., MBA, FEC
Deputy City Manager, Environment & Infrastructure

Subject: W12A Landfill Community Mitigative Measures Fund – W12A
Community Beautification Plan

Date: October 2, 2024

Recommendation

That, on the recommendation of the Deputy City Manager, Environment & Infrastructure, and based on the approved motion of the W12A Landfill Public Liaison Committee, funding of \$60,000 **BE APPROVED** from the W12A Landfill Community Mitigative Measures Fund for the preparation of a W12A Community Beautification Plan.

Executive Summary

At its January 19, 2023 meeting of the W12A Landfill Public Liaison Committee (W12A PLC) the following motion was passed:

The members of 2022, W12A PLC

1. Do hereby move that we develop a plan to make the area attractive for use by local residents as well as other citizens rather than discouraging visitation and usage by overt efforts, neglect and lack of planning and maintenance;
2. Seek approval to spend up to \$60,000 from the Mitigative Measures Fund to initiate and develop some initial stages of a “Beautification” Plan; and
3. In partnership with the City of London’s active participation in the project’s development, funding and maintenance.

This report recommends proceeding with this allocation that will cover about 60% of the costs of the preparation of a W12A Beautification Plan focused on the area surrounded by Wellington Road South, Manning Drive, Scotland Drive and White Oaks Road. City staff can confirm that a project of this nature meets the intent of the Community Mitigative Measures Fund as part of the overall program referred to as the W12A Landfill Community Enhancement and Mitigative Measures Program.

Parks & Forestry will coordinate the project with assistance from Climate Change, Environment & Waste Management. A Request for Proposal will be finalized and released in late 2024. The City has allocated up to an additional \$35,000 in funds from the adopted 2024-2027 Multi-Year Budget (Climate Change, Environment & Waste Management) as it is anticipated that the overall project budget will be more than \$60,000.

Linkage to the Corporate Strategic Plan

City Council continues to recognize the importance of neighbourhoods, communities, parks and public spaces in its 2023-2027 Strategic Plan for the City of London (Strategic Area of Focus – Wellbeing and Safety).

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Relevant reports that can be found at www.london.ca under Council meetings include:

- W12A Landfill Community Mitigative Measures Fund – Glanworth Tennis Court, Civic Works Committee (CWC) Meeting on March 19, 2024 Agenda Item #2.3
- Establishment of W12A Landfill Public Liaison Committee Point of Source Water treatment Program, CWC Meeting on November 3, 2015 Agenda Item #12
- W12A Landfill Public Liaison Committee Proposed Water Supply Fund, CWC Meeting on December 16, 2014, Agenda Item #10
- Minor Revisions to W12A Landfill Site Community Enhancement and Mitigative Measures Program, CWC Meeting on October 6, 2014, Agenda Item #10
- W12A Landfill Community Mitigative Measures Fund – Glanworth Library CWC Meeting on May 27, 2013, Agenda Item #5
- Updates to W12A Landfill Site Community Enhancement and Mitigative Measures Program, Environment & Transportation Committee (ETC) Meeting on May 10, 2010, Agenda Item #12
- W12A Landfill Community Enhancement and Mitigative Measures Program, ETC Meeting on May 11, 2009, Agenda Item #12

1.2 Background

The W12A Landfill Community Enhancement and Mitigative Measures Program is part of the City's overall efforts to reduce or address the negative effects of the landfill on the local community around the landfill.

Development of the Community Enhancement and Mitigative Measures Program for the City of London started in 2006 and was completed through a comprehensive process that included reviewing comparable programs in other municipalities and providing the local community with several opportunities to comment on what should be included in the program. The program was established by by-law in 2009 and includes a property value protection plan, Community Mitigative Measures Fund and establishment of a PLC.

The Community Mitigative Measures Fund currently receives approximately \$0.35 for each tonne of waste (indexed to inflation) disposed of at the W12A Landfill and currently has a balance of approximately \$1,200,000. The payment to the Community Mitigative Measures Fund is equivalent to the payment the City formerly made to the Town of Westminster prior to the Town being amalgamated with London in 1992. Money from the fund can be spent on expenses of the PLC and projects recommended by the PLC. Council must approve proposed PLC expenditures over \$15,000. Expenditures up to \$15,000 per year can be approved and implemented by the PLC following the guidelines as stated in By-law A-7196-353.

To date, three projects have been recommended by the PLC that required Council approval:

- \$15,000 towards the Glanworth Library Revitalization project. Upgrades included adding a water service and septic system, installing a new heating and ventilation system and renovations so the building would be in compliance with the City of London's Facility Accessibility Design Standards (FADS) as well as the Accessibility for Ontarians with Disabilities Act (AODA) for public buildings (2013);
- \$180,000 to establish a water treatment program to allow qualifying residents access to the funds allocated to it, which assisted nearby property owners with the costs associated with installation of water well treatment equipment intended to enhance the aesthetic quality of the naturally occurring poor quality groundwater (2015); and
- \$35,000 to cover the placement of two coats of acrylic topping on both the playing court and run out zones up to the fence at the Glanworth Tennis Court (also includes pickleball lines) (2024).

2.0 Discussion and Considerations

2.1 W12A PLC Recommendation

At its January 19, 2023 the W12A Landfill PLC passed the following motion:

The members of 2022, W12A, PLC

1. Do hereby move that we develop a plan to make the area attractive for use by local residents as well as other citizens rather than discouraging visitation and usage by overt efforts, neglect and lack of planning and maintenance;
2. Seek approval to spend up to \$60,000 from the Mitigative Measures Fund to initiate and develop some initial stages of a “Beautification” Plan; and
3. In partnership with the City of London’s active participation in the project’s development, funding and maintenance.

In subsequent conversations with the PLC, it was agreed that this matter would be brought forward to the Civic Works Committee after the completion of the Environmental Assessment for the Expansion of the W12A Landfill.

City staff can confirm that a project of this nature meets the intent of the Community Mitigative Measures Fund as part of the overall program referred to as the W12A Landfill Community Enhancement and Mitigative Measures Program.

2.2 Proposed Project and Request for Proposals

The City will request proposals from qualified landscape architects or planners (consultants) for the development of a Community Beautification Plan for public land in the vicinity of the City-owned W12A Landfill Site. The City, in collaboration with the W12A PLC, will develop a Community Beautification Plan to provide opportunities to capture the beauty and unique elements of the rural nature of the area that contains an active landfill operation.

The goal is to provide attractive opportunities and views for the local community and visitors to appreciate the area from a visual perspective (i.e., when passing by) and/or enjoy the area should it be considered a destination site.

This project is unique as one of the focal points within the Study Area is an active landfill that is accessed on Manning Drive. There are no precedents in London for a Community Beautification Plan like the one that is possible near the W12A Landfill.

Location of the Study Area (Figure 1)

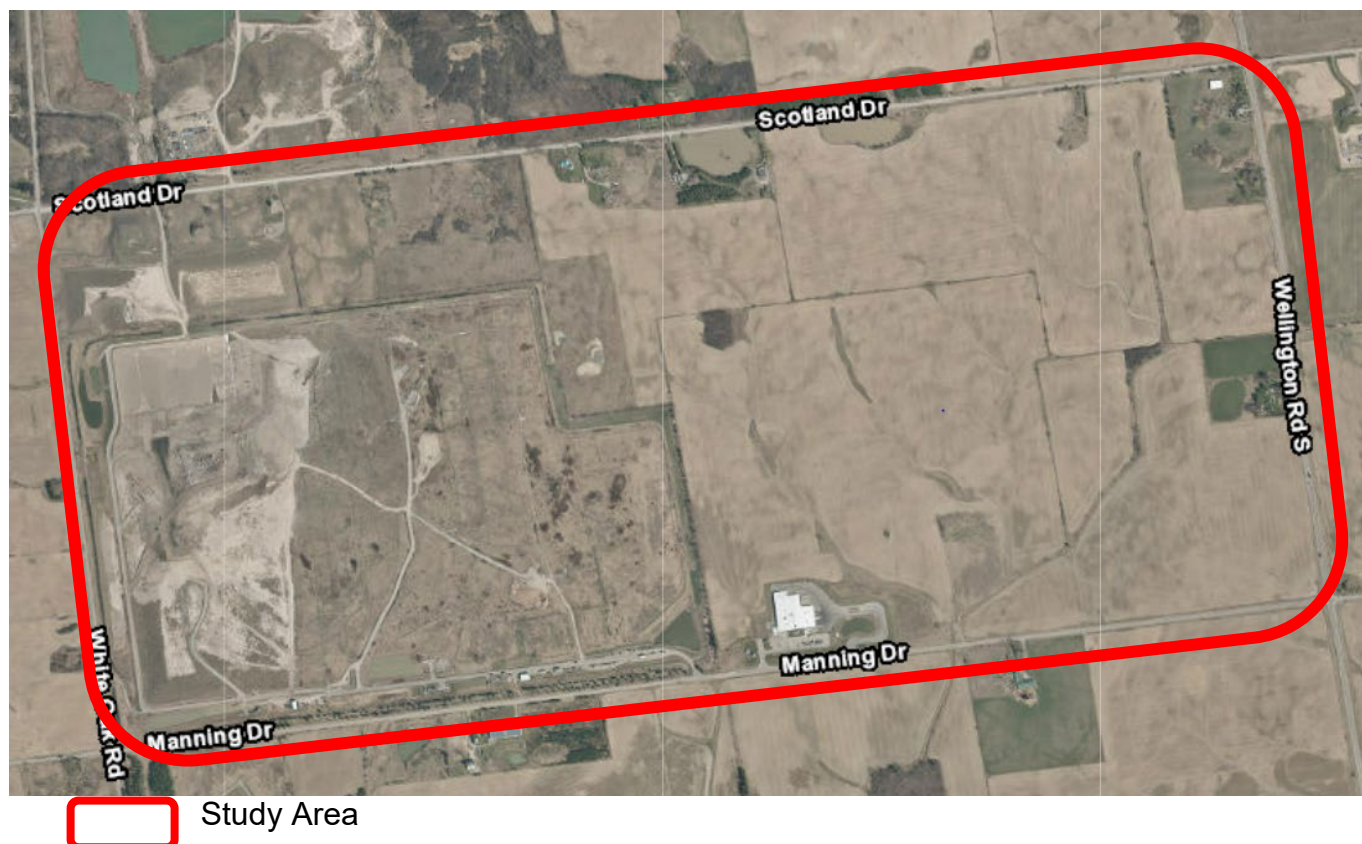
The Study Area is bounded by Scotland Drive (north), Wellington Road South (east), Manning Drive (south) and White Oak Road (west) and possibly focused on 3666 Scotland Drive. The Study Area boundary is about 8.5 kilometres in combined length.

Within the Study Area, the City owns most of the properties. Portions of the City owned land can be included in the plan noting that removing agricultural land should be avoided unless necessary and a commensurate public benefit is provided.

2.2 Proposed Project Timetable

It is anticipated that the development of the Community Beautification Plan will take approximately one year after the project has been awarded. Engagement with the W12A PLC and the community will be part of development of the plan.

Figure 1: Location Map for the W12A Community Beautification Plan



3.0 Financial Impact/Considerations

The majority of the cost of this proposed project would come from Community Mitigative Measures Fund as part of the W12A Landfill Community Enhancement and Mitigative Measures Program.

The City has allocated up to an additional \$35,000 in funds from the adopted 2024-2027 Multi-Year Budget (Climate Change, Environment & Waste Management) as it is anticipated that the overall project budget will be more than \$60,000.

Conclusion

The development of a W12A Community Beautification Plan is an important step to ensure that the continued evolution of the W12A Landfill over the next 25 years addresses community concerns from a visual and community context. The investment of funds meets the intent of the Community Mitigative Measures Fund as part of the overall program referred to as the W12A Landfill Community Enhancement and Mitigative Measures Program.

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Prepared and Submitted by: Jay Stanford, M.A., M.P.A.
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Submitted by: Paul Yeoman, RPP, PLE
Director, Parks & Forestry

Recommended by: Kelly Scherr, P. Eng., MBA, FEC
Deputy City Manager, Environment & Infrastructure

c: Jack Sifton, Chair, W12A Landfill Public Liaison Committee