

Report to Infrastructure & Corporate Services Committee

To: Chair and Members
Infrastructure & Corporate Services Committee

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

Subject: W12A Landfill Community Mitigative Measures Fund – First Phase of W12A Community Beautification Plan – Park Construction

Date: March 23, 2026

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 up to \$500,000 **BE APPROVED** from the W12A Landfill Community Mitigative Measures Fund for construction of a Park on a portion of City of London-owned property located at 3137 Scotland Drive, noting that construction of the Park is the first phase of W12A Community Beautification Plan.

Executive Summary

At its December 4, 2025 meeting of the W12A Landfill Public Liaison Committee (W12A PLC), the following motion was passed:

The W12A PLC requests approval from Committee and Council to allocate funding of up to \$500,000 from the Community Mitigative Measures Fund (CMMF) for construction of a park to be located on a portion of the City of London owned property located at 3137 Scotland Drive.

This report recommends proceeding with this allocation to cover the costs for the construction of the “Park” as the first phase of the W12A Community Beautification Plan, which is focused on the area surrounded by Wellington Road South, Manning Drive, Scotland Drive and White Oaks Road. City staff can confirm that construction of the Park meets the intent of the CMMF 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. By using Active Supplier Contracts, it is expected that the main construction of the Park can be completed within the 2026 construction season. A few items such as the shade structure may require procurement in accordance with Procurement of Goods & Services Policy. As a result, finishing works may be completed in 2027. It is expected that the Park can be constructed for a cost within the requested funding allocation from the CMMF.

At the end of 2025, the CMMF had a balance of approximately \$1,434,000. Allocation of the requested funding for the Park would leave a balance of approximately \$934,000.

Costs for the ongoing maintenance of the proposed Park can be accommodated within the existing Multi Year Budget. Any enhanced maintenance may be covered by the CMMF.

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:

- Public Participation Meeting – Proposed Changes to the W12A Landfill Community Enhancement and Mitigative Measures Program, Community and Protective Services Committee (CPSC) Meeting on October 20, 2025, Agenda Item #3.1
- Proposed changes to the W12A Landfill Community Enhancement and Mitigative Measures Program, CPSC Meeting on August 11, 2025, Agenda Item #4.1
- W12A Landfill Community Mitigative Measures Fund – W12A Community Beautification Plan, Civic Works Committee (CWC) Meeting on October 2, 2024, Agenda Item #2.4
- W12A Landfill Community Mitigative Measures Fund – Glanworth Tennis Court, 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 (CEMMP) is part of the City's overall efforts to reduce or address the negative effects on the local community living around the landfill.

Development of the CEMMP 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 through a by-law in 2009 and includes a property value protection plan, Community Mitigative Measures Fund (CMMF) and establishment of a Public Liaison Committee (PLC).

The CMMF currently receives approximately \$0.36 for each tonne of waste (indexed to inflation) disposed of at the W12A Landfill and currently has a balance of approximately \$1,434,000. The payment to the CMMF 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, four projects have been recommended by the PLC that required Council approval, totalling an amount of \$290,000:

- \$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 complied 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, 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);
\$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); and,
- \$60,000 to cover a portion of a 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 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.

2.0 Discussion and Considerations

2.1 W12A PLC Recommendation

At its meeting on December 4, 2025, the W12A Landfill PLC passed the following motion:

The W12A PLC requests approval from Committee and Council to allocate funding of up to \$500,000 from the CMMF for construction of a park to be located on a portion of the City of London owned property located at 3137 Scotland Drive.

City staff can confirm that a project of this nature meets the intent of the CMMF as part of the overall program referred to as the W12A Landfill CEMMP.

2.2 Proposed Park

The Park is proposed to be located on a portion of the City owned property at 3137 Scotland Drive. The proposed location is shown on Figure 1.

Figure 1: Location of Proposed Park



Design, construction and development of the Park is led by Parks & Forestry with assistance from Climate Change, Environment & Waste Management

The major components of the Park will be constructed by utilizing existing Active Supplier contracts that the City has in place. A few elements such as the proposed shade structure may require separate procurement in accordance with the Procurement of Goods and Services policy.

Construction and development of the Park is the first phase of the W12A Community Beautification Plan, of which 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.

2.3 PLC Working Group Engagement

The design concept for the Park that has been prepared by Parks Long Range Planning & Design is included as Appendix A. The design concept was developed in collaboration with a working group of members of the W12A PLC. City staff met on site with the working group during the tree assessment as well as facilitated two design sessions with working group members to develop the design concept. The design includes a pathway, shade structure, benches and picnic tables, a lookout berm, garden beds and native species tree plantings. There will also be an educational component incorporated to showcase the history of the area.

2.4 Proposed Project Timetable

Construction of the Park is anticipated to commence in approximately July of 2026. By using Active Supplier contracts, it is expected that the majority of the Park can be constructed within the 2026 construction season, noting that there may be finishing components that extend the full realization of the design into 2027.

2.5 Ongoing Maintenance of the Park

After construction, ongoing maintenance activities such as grass cutting and waste collection etc., will be managed by both Parks and Waste Management staff. Any enhanced maintenance requested by the PLC may be covered by the CMMF, such as garden bed maintenance.

3.0 Financial Impact/Considerations

At the end of 2025, the CMMF had a balance of approximately \$1,434,000. Allocation of the requested funding of up to \$500,000 for construction of the Park would leave a balance of approximately \$934,000 in the CMMF.

Parks anticipates that construction of the Park in accordance with the design concept in Appendix A, can be completed at a cost within the requested funding allocation from the CMMF.

Ongoing maintenance costs can be accommodated within the existing multi-year budget.

Conclusion

Construction of the proposed Park on a portion of City owned land located at 3137 Scotland Drive is the first phase of the W12A Beautification Plan.

The design concept was prepared in collaboration with a working group of W12A PLC members and is anticipated to be able to be constructed at a cost within the requested funding allocation.

The allocation of funds meets the intent of the CMMF as part of the overall program referred to as the W12A Landfill CEMMP.

Prepared by: **Mike Losee, B.Sc.**
 Division Manager, Waste Management

Prepared and **Shawna Chambers, P.Eng., MPA**
Submitted by: **Director, Climate Change, Environment & Waste Management**

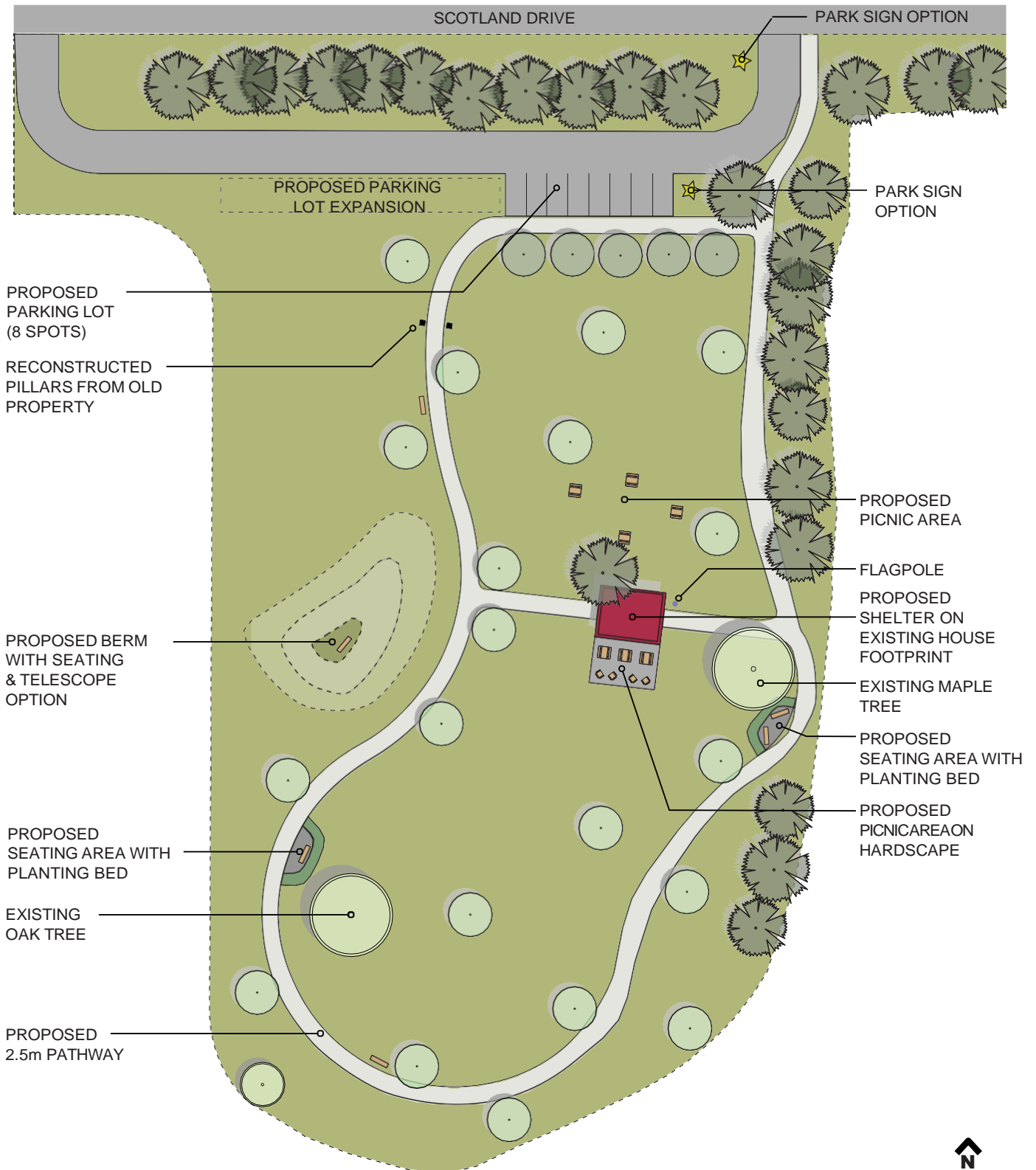
Concurred by: **Paul Yeoman, RPP, PLE**
 Director, Parks and Forestry

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

cc: **Cindy Ivanitz, Chair, W12A Landfill Public Liaison Committee**
 Rick Lamon, Sr. Financial Business Administrator

Appendix A: **Park Design Concept**

Appendix A: Park Design Concept



PROPOSED PARKING LOT (8 SPOTS)

RECONSTRUCTED PILLARS FROM OLD PROPERTY

PROPOSED BERM WITH SEATING & TELESCOPE OPTION

PROPOSED SEATING AREA WITH PLANTING BED

EXISTING OAK TREE

PROPOSED 2.5m PATHWAY

PARK SIGN OPTION

PARK SIGN OPTION

PROPOSED PICNIC AREA

FLAGPOLE

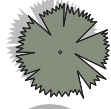


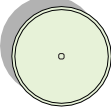




PROPOSED SHELTER ON EXISTING HOUSE FOOTPRINT

EXISTING MAPLE TREE

PROPOSED SEATING AREA WITH PLANTING BED

PROPOSED PICNIC AREA ON HARDSCAPE

LEGEND

	EXISTING EVERGREEN TREE		PROPOSED DECIDUOUS TREE		PICNIC TABLE
	EXISTING DECIDUOUS TREE		PROPOSED CONIFEROUS TREE		GRASS AREA
			BENCH		PROJECT SITE BOUNDARY



Conceptual plan - Final design may vary.

