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ETC

Agenda Item #	Page #
11a	63

1

Submission To ETC for March 19, 2006 Meeting
Written Report & Supporting Documentation

1. Written Report on Major Primary concerns regarding **Project EW3761**. Proposed solutions included.
2. City of London Policy on Notification for major construction projects and other matters. City of London Policy Manual 7 (14), 7 (15), 7 (14A)
3. Two page Letter delivered by my landlord to all condo-tenants of the six condominiums beginning from 740 to 758 Kipps Lane. They are owned by TransGlobe Property Management Services and related Companies. In my case that would be "Kanco 752 Kipps."
4. Tax roll numbers for each condominium in Condo 507 (752 Kipps Lane)
5. London Free Press article from March 7th, 2007 on Kipps Lane Construction Project.
6. Letter sent to me from Councillor MacDonald informing me of Project EW3761, Public meeting, PDC information etc. As you can see I was only identified by my name by Councillor MacDonald and not the as the leader of the **Kipps Lane Community/Tenants Association (KLCA)**. There were no instructions in the email asking me to distribute the information although I made many attempt to do so.

1

Agenda Item #

Page #

11a

69

2

Submission To ETC for March 19, 2006 Meeting

Re: Road, sewer, sidewalk, bike lane, bus bay, curb, water main, PDC construction on Kipps Lane to several individual properties

**CITY OF LONDON CAPITAL PROJECT
WATERMAIN REPLACEMENT / ROAD.RECONSTRUCTION
KIPPS LANE / ARBOUR GLEN CRESCENT
Project Number EW3761**

From: David Dimitrie, Leader: Kipps Lane Community/Tenant Association

Resident (7 years) – 752 Kipps Lane, Condo Unit 5, Level 7

Before I begin, I would like to make it clear that I am not trying disrupt, obstruct, slow down or stop this project. Notification remains the issue from which many of the others flow. I have never questioned the merit of the project.

MAIN ISSUES

The principal reason why I am here this afternoon is the failure of City staff to abide by City Policy Manual 7(14A), 7 (14) in the notification of residents of Kipps Lane and Arbour Glen Crescent in the matter of **Project Number EW3761**. While belated attempts are now being made by City staff to notify tenants through our landlords, this method is neither consistent with the City Policy on Notification, nor will it allow occupants to attend the public meeting on the Project since it occurred on February 27, 2007 at 7 pm.

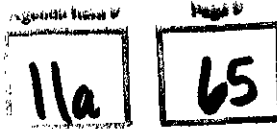
**CITY OF LONDON CAPITAL PROJECT
WATERMAIN REPLACEMENT / ROAD.RECONSTRUCTION
KIPPS LANE / ARBOUR GLEN CRESCENT**

The policy makes it clear that **"every occupant"** of **"abutting properties"** to major construction projects carried out by the City of London are entitled to notification prior to the public meeting on the project and prior to the beginning of construction. The policy lays out each type of project and each required notification. It is attached to this submission and part of the March 19th ETC agenda. The cost of this project is \$2 million and it will last five months. This is a major construction project not just a simple nuisance or minor repairs. Tender documents indicate it has been in the planning stages since 2004.

Tenants make up about 90% of residents or occupants to the abutting properties in this project. Homeowners, Condo owners, a synagogue and a few businesses in a strip plaza make up the balance. Tenants did not receive the notification as set out in the City Policy in Chapter 7 of the City Policy Manual. The Manual makes no mention of landlords, superintendents, building owners or anyone receiving these notifications on behalf of tenants and then distributing them. It does mention "hand-delivered letters."

After several emails, a letter, a visit to the Property Manager's office and more emails I finally learned that the letter from the City listing the Feb 27, 2007 meeting would be delivered to each resident of TransGlobe-Kipps Lane by March 9th. They were delivered along with a note from our landlord. Fourteen years of renting, 2 ½ years of running a community/tenants group have taught me that landlords almost never pass on the letters regarding these projects passed on to them by municipalities. I would be curious to know if the thousands of other tenants received these letters from their landlords. I am disturbed that tenants received these letters **almost two weeks too late to attend the Public Meeting which they are legally given the right to attend in the**

2



City Policy. This Policy and all the others in the Manual were enacted by Councils present and past. The footer at the end of each policy identifies the date of enactment of each Policy.

Sections of the Policy refer to "**hand-delivered**" letters which I take to mean letters sent by **Canada Post**. I requested this at the Public meeting and was denied.

The Policy could indeed use some clarification in terms of condo-tenants, apartment-tenants, townhouse-tenants and notification. That is a matter to take up at another time with other bodies of Council and HAC.

At this time, the Policy is very clear about who is to receive notification and when it is to be received. The term consistently used is "**occupants**" of "**property**". A tenant is an occupant in the same manner that homeowners are occupants of properties. Tenants can vote, pay municipal taxes in their rent, and must abide by all City by-laws. In fact my wife and I have the duty of paying licensing fees for our two cats each year. We have done so without complaint since we moved to London.

Tenants also are given the right to notification in regards to **Chapter 7(14A)** of the City Policy Manual. Tenants are all full citizens of the City of London but in this case were not treated as such. The majority of persons at the Public meeting were homeowners or landowners. I saw only one other tenant present. I attended with a homeowner on Barker. He is a member of the North East London Community Engagement Initiative (**NELCEI**), run through the **London InterCommunity Health Center (LIHC)**. I served six months on this Committee.

A second point must be made here. All of the six hundred plus condo units in the complex where I live are registered as condominiums within the building they occupy. Each one has a separate tax roll number. Each of the six condominiums on-site could legally be considered a property within a complex of six condominiums which share common elements. I have brought the articles relating to the conversion to condominium and the joint sharing agreement of common elements. These documents were obtained from the Planning Department in 2006. The parcel of land that these six condominium buildings sit on is divided into six parts on the City web site map.

The City of London has these on file in their planning department for each building from 740 to 752 Kipps Lane. In essence these six buildings represent six separate properties or parcels with a joint agreement to share common facilities. There are six major properties on these parcels of land which each contain different number of condominium units which each have their own tax roll number. I have provided copies of some of these tax roll numbers.

The others are available on the City web site under E-services. All occupants of these six condominium properties are legally entitled to the notification provided in Chapter 7(14A) of the Policy Manual. Using the E-services feature on the City site, I learned that with a few exceptions, all townhouses and condo-rentals were listed in the City assessment office as condominiums with their own tax roll numbers. A small number of the condominiums are owned by occupants. Most are rented out.

2. Issues of Traffic Flow and Emergency Service Vehicles.

A neighbour and I have repeatedly brought the concerns regarding City buses, school buses serving two schools on Belfield which are affected by the construction and emergency service vehicles.

Since Emergency vehicle access is a **CPSC** item I sent a copy of this written submission to them. Emergency Service Vehicles are a common sight on Kipps Lane. The crime blitz on Kipps Lane last year indicated the scope of criminal problems on this street. The street is heavily patrolled by cruisers each day. False fire alarms are not uncommon in the building I live in. Paramedics often use this street to transport patients and deal with emergencies. I doubt there is a street in London which is more densely populated than Kipps Lane. It is vital that Emergency Service Vehicles flow quickly

Agenda Item #

Page #

11a

66

4

through this street. A copy of this report was sent to CPSC as a submission to the March 19th meeting. It indicates the relevant portions of the report.

We have repeatedly been told that City buses and emergency vehicles will have no trouble staying on schedule and meeting response times even though parts of Kipps Lane will be reduced to one lane for the duration of the five month project.

It makes no logical sense that these vehicles can run just as efficiently with only one lane where there has always be two. There are three LTC routes which use Kipps Lane. Two of them serve Western and Fanshawe students. The condominium buildings where I live are heavily populated by students throughout the year and especially from September to late April.

The number one Kipps Lane/Thompson bus is a lifeline for the large number of tenants without vehicles. The number 1 Kipps Lane/Thompson bus takes residents downtown and allows riders to connect with many other buses. I am a regular LTC rider. I find it somewhat ridiculous to think that this construction will not affect schedules and the ability of drivers to remain on schedule. It makes no sense. I asked City staff prior to the public meeting to ask LTC to be at the February 27th meeting. They did so but the LTC did not show. That's not acceptable.

The issue of moving bus stops is an enormous problem. Single mothers with children in tow, seniors, students, disabled persons, newcomers who are present in this community in large numbers will face the daunting task of trying to find the bus stop each day. The precise situation arose last November/December on Adelaide between Kipps Lane and Huron when road construction narrowed Adelaide considerably. We were left to scramble each day to find out where to pick up a bus. It leads to people who miss buses and are late for appointments. Personally, I was forced to repeatedly cross Adelaide just to walk from Kipps Lane to Huron to avoid heavy equipment, mounds of dirt and construction as I searched for a bus stop in the winter weather.

3. Transportation problems related to tenants attempting to drive in and out of their complexes.

The staff solution that laneways/driveways are halved and tenants can still gain access to facilities shows a complete lack of understanding of the number of tenants in these complexes, the width of these entrance/exits and the ability for tenants to navigate onto a street that will be reduced to one lane in parts as the progress progresses.

There is no easy solution to this problem. I am aware that a City staff member took the time to drive through the three laneways of the complex where I live. I have to wonder if he would have found this solution so convenient with drivers coming in and out on hot smoggy summer days with lanes cut in half as well as Kipps Lane. Two of the laneways must be completely clear so that fire trucks can enter. One of them is a designated fire lane which Chief Kobarda and I personally worked on last year. **Half a lane won't cut it.**

I am aware that there are people who we can contact at City Hall as the project progresses. I have my doubts that they will be readily available. I envision being caught in an endless loop of voice mails and transfers to other departments, not to mention voice mail boxes. This matter was very poorly thought out and poorly communicated to occupants with legal rights to be informed. It did not take into account the density of traffic routinely entering and exiting these properties.

4. Tree Removal – The aforementioned City Policy gives explicit directions regarding notification when trees are to be removed. I am asking that staff make certain that the policy is followed explicitly. It is regrettable that about a dozen mature trees will be lost due to this project. I have studied the plans and photographed the street. Aside from the obvious environmental loss which the removal of these trees brings, residents lose the aesthetic and health benefits of these medium sized trees. Kipps Lane is has some beautiful trees in certain areas. It is one of the few amenities that we enjoy. Another point that should be remembered is that if a **100-year beech tree is removed it would require the planting of 2,700 saplings with a 1-m crown to accommodate the**

4

Agenda Item #	Page #
11a	67

5

functions of the tree. The few dozen tiny replacement trees planted on this street will hardly mitigate the loss of shade, cleaner air and aesthetic beauty of the lost trees. Kipps Lane is rapidly becoming just another treeless street like so many others in "The Forest City."

Unfortunately I don't see any way their removal can be avoided. I would like the tenants who were not given the chance to attend the February 27th public meeting to voice their opinions on this matter. I believe that homeowners were made aware of which trees would have to be cut down.

5. Services to Newcomers who do not speak English Fluently

The Kipps Lane Adelaide area is home to newcomers from Iraq, Afghanistan, South American countries, African Nations and many other places around the world as well as a large number of International Students from Fanshawe and Western. After studying the construction tender I see that **four signs** are to be erected regarding the project. I'm certain that construction staff will use other ones. I have asked over and over if these signs could list the numbers of the **Cross Cultural Learners Centre and Across Languages** to accommodate the many newcomers on this street. A few brief phrases printed in the a few other languages would be courteous and helpful.

I've never received an explanation as to why this can't be done. Other "big" cities in Ontario do everything they can to accommodate linguistic minorities represented by newcomers. Is there no way, the City could work with these agencies to ensure that no person who cannot speak English or read English understands the construction information and safety instruction.

It's one thing for a City to call itself diverse and multicultural. It's another thing to actually provide the necessary services to newcomers and those adjusting to a new country.

In the seven years that I have lived here I have had the pleasure to meet many of these neighbours. The City cannot simply trumpet its multicultural horn and not take the needs of these residents of Kipps Lane into account.

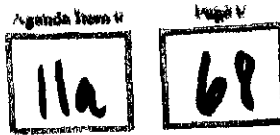
A neighbour who accompanied me to the meeting suggested that a phone number to the Cross Cultural Learner Centre be provided on Notification Letters and exterior Construction signage so newcomers can get answers to their concerns and questions regarding this major disruption in the lives of all Kipps Lane residents.

Other cities have done these types of things in print and on public construction and billboards a long time ago. It would take little effort to provide a short note in several languages on Notification letters and on the street signage. The note could identify the CCLC as a place where they can get assistance. I'm sure that they would be willing to work with the City on this matter.

My neighbour brought this up at the meeting with no luck. A diverse, multicultural city responds to the needs of ALL its citizens even when if it makes City staff's job a little bit more difficult. I was ashamed as I watched City staff fumble with the question from my neighbour. The neighbour down the floor from me in my condominium building arrived in Canada from Afghanistan several years ago with her family. She is in her seventies. She speaks little English. We manage to communicate with great difficulty. I would like to know what this Committee is going to do for my neighbour who walks slowly and often crosses the busy Kipps Lane. What will construction staff or City staff do if they encounter her and need to quickly inform her of an imminent danger? I wonder. .

That's it. That's enough. I find it truly saddening and frustrating that the bulk of the "occupants" of this street were never informed according to City Policy about this 5 month disruption in their lives. I was informed by my Councillor, Bernie MacDonald via email. No other tenant on this street has told me that Mr. MacDonald informed them as well. It is my understanding that constituents must be treated equally in all matters. I am eager to hear from Mr. MacDonald to see if he sent the same email to the thousands of other tenants on this street in Ward 3.

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6

We will get through this Project. Life goes on. The work is necessary and it contains improvements for the "occupants" of this street. I have done everything I could as a community/tenants leader and neighbour to get the information out on this project. However the City Policy does not state that this is my job.

Perhaps our Councillors will use this matter as a reminder to spend as much time in their wards as they do at City Hall. Residents, even Community leaders, get frustrated in dealing with these matters. If amendments are necessary to City Policy I will work towards them. More importantly, I would like to know that the existing Policy is being followed as written.

SOLUTIONS

Tenders close on this project on March 21st. I don't believe the solutions I am presenting will disrupt that process. I would also like to point out that this project was approved during budget deliberations although final tenders must be approved by the full Council.

I am not recommending that the notification process be totally repeated with a second public meeting. My overriding concern is to inform occupants of Kipps Lane who have the right to be informed and let these individuals identify their concerns to City staff, Councillor Orser and Councillor MacDonald. They deserve the right to know about and understand the five month disruption of services in their neighbourhood caused by this project. They deserve the right to identify their own areas of concern.

The most obvious solution to these concerns is to **follow the City of London Policy Manual and inform all "occupants" of properties on Kipps Lane** of the information contained in the original letter which was sent out.

Following that measure, the City of London Policy on Notification should be followed as written. All occupants of abutting properties on Kipps Lane should receive a second letter indicating the beginning of construction.

The recommendations on informing occupants of Kipps Lane who do not speak English should be considered very seriously by this Committee.

The City of London could establish a formal or informal working relationship with the Cross Cultural Learner Centre and Across Languages to assure that all occupants of Kipps Lane who do not understand English receive the same level of service as those who do speak English.

Please take the time to examine this document and all supporting material.

Sincerely,

David Dimitrie

6



P.O. Box 5035
267 Dundas Street
London ON
N6A4L8

London
CANADA

February 9, 2007

Dear Homeowner/Resident:

**Re: CITY OF LONDON CAPITAL PROJECT
WATERMAIN REPLACEMENT / ROAD RECONSTRUCTION
KIPPS LANE / ARBOUR GLEN CRESCENT
Project Number EW3781**

Pending budget approval, the City of London will be reconstructing your street in 2007. This project entails the combination of two reconstruction projects namely **Kipps Lane and Arbour Glen Crescent**.

The following notes the construction limits and proposed scope of works for each location:

- **Kipps Lane** (Adelaide to McNay Drain) – full road reconstruction, installation of new curb & gutter, new storm sewers, watermain replacement, private water service replacement to property line, new sidewalk and sidewalk repairs.
- **Arbour Glen Crescent** (Kipps Lane to Kipps Lane) – full roadway reconstruction, watermain replacement, private water service replacement to property line and new sidewalk construction.

Construction is tentatively scheduled to commence in the spring this year. The duration of the entire project requires approximately 95 working days or 5 months to complete. The actual construction start date is unknown at this time and will not be determined until after the contract is tendered and awarded to a contractor. A letter providing project specifics will be hand delivered to each of the affected property owner in advance of construction.

To date all of the pre-engineering is complete and the staff is presently working through the detailed design phase of the project in preparation for tendering in early March.

Please accept this invitation to a public information session on:

Date: Tuesday, February 27, 2007
Time: 7:00 p.m.
Location: Northbrae Public School

This open house provides an opportunity for you to meet our administration and design team, review the engineering design proposals and ask questions.

In the interim, should you have any immediate questions or concerns regarding any of the information provided in this letter or specifics to the proposed works, please don't hesitate to contact either our Project Manager, Doug Hawley at 661-2500 ext 2101 or dhawley@london.ca or me at 661-2500 ext 5940 or rpedlow@london.ca.

Respectfully,

Rick Pedlow, C.E.T.
Manager, Maintenance & Construction
Construction Administration Division
City of London

CC Councillor Bernie MacDonald
Councillor Stephen Orser

Peter Steblin
Jake Blancher

Ron Standish
Don Chambers

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Agenda Item # Page #
116 70

1

Submission To ETC for March 19, 2006 Meeting, 4:00 pm

Re: Road, sewer, sidewalk, curb, watermain construction on Kipps Lane

**CITY OF LONDON CAPITAL PROJECT
WATERMAIN REPLACEMENT / ROAD RECONSTRUCTION
KIPPS LANE / ARBOUR GLEN CRESCENT
Project Number EW3761**

From: David Dimitrie, Leader: Kipps Lane Community/Tenant Association

Good Afternoon Chair, Committee Members.

My name is David Dimitrie. I have lived at Condominium Unit 705 – 752 Kipps Lane since December of 1999. I am here primarily to answer questions from this Committee and address my concerns regarding **Project Number EW3761**

I provided a detailed submission in the agenda outlining my concerns with this project. I have summarized the problems and solutions in these pages located in the agenda. I wish to use the remainder of my allotted time to address a few points dealing with this delegation and responding to any questions you have.

Before I begin I want to emphasize that my efforts in this matter are not aimed at slowing down, stopping or hindering this Project in any way. I have never discounted or rejected the merits of the project.

I have very serious concerns in relation to the Notification Processes used in this project :

1. Why was the City Policy on Notification not used at every step of the notification process for this Project. Ninety per cent of the affected neighbours were not informed of the public meeting which I believe is legally mandated. Only three dozen people showed up at the meeting and I only saw one other tenant. The tenants in question had a legal right to be notified of the meeting with sufficient notice so that they could attend the meeting and ask questions. This did not happen. Tenants had a legal right to attend the Public Meeting yet they couldn't because they weren't notified.

2. I was informed of this meeting and the Project in an email forwarded to me by my Ward 3 Councillor Bernie MacDonald.(in agenda). I appreciated the information yet I had questions. I have not encountered any other tenant on Kipps Lane who was notified in this manner.

I have to ask if I was the only person who received this notification from Councillor MacDonald. If I was, I believe it was improper. Every Ward 3 constituent of Mr. MacDonald has the right to the same services, treatment etc. that I received in this matter and in any other general Ward 3 issue. **The Municipal Code of Conduct**

Received Time Mar. 11. 8:03PM

and after the Public meeting with no success. On Friday March 9, 2006 each tenant of River Park Towers received the notification (in your agenda). While I am glad that notification was improving I want to point out that the City Policy does not state that tenants need to receive notification from a third party. The words in the Policy are "hand-delivered to every occupant."

Tenants can handle their own affairs. We are full citizens of London. We vote and pay municipal taxes in our rent. Some of us even buy cat licenses each year. The letter should have simply been mailed to us. Is it really too much to ask that tenants be treated with the same degree of courtesy and respect by the City as homeowners are treated with.

While the efforts of City staff to work with our landlords are laudable they are not outlined anywhere in the City Policy I have mentioned. There aren't two policies in London for notification. Tenants are not second-class citizens though it often feels that way. City staff should have stuck with the written policy. I should also mention the letter I received from my landlord and sent to him by City staff announced the Public meeting which had already taken place.

4. Notification procedures in these types of matters should be open, transparent, fair, equal and in accordance with the City Policy mentioned above.

MAIN AREAS OF CONCERN AND REQUESTED ACTION FROM ETC

1. Notification Methods used in the course of this Project as they relate to the City of London's Policy Manual, Sections 7(14), 7(14A), 7(15).

2. Traffic flow on Kipps Lane and nearby arteries during this 5 month project. This includes the difficulties the two to three thousand tenants of this area will encounter entering and exiting some of the most densely populated high rise, low-rise and townhouse complexes in London.

3. Access for Emergency Service Vehicles, LTC's 3 bus routes and school buses which run directly down Kipps Lane.

4. The loss of a dozen thirty to forty year old trees on Kipps Lane and Arbour Glen Crescent as a result of this project.

5. Difficulties the many newcomers and non-English speaking residents of this neighbourhood will encounter during this project.

ACTION REQUESTED FROM ETC TO DEAL WITH THESE FIVE ISSUES

1. The City of London Notification Procedures listed in the City Policy Manual should have been followed from the beginning of this Project. They are located in Chapter 7(14A) of the Manual. The Policy repeatedly and clearly states how "occupants" of "abutting" properties to the Project are to be informed of each stage of the project before and during its duration. I have included the Policy in the agenda. I attended the Public

116

72

3

newcomers and non-English speaking occupants of these properties. Outdoor signage should indicate a number which these residents can call for clarification of project issues. The staff who planned this project did not take into account the large population of newcomers and English speaking residents abutting these properties. This mistake should be corrected.

3. I am requesting that the measures contained in the City Policy regarding Projects involving removal of trees be followed as written. At this stage of the project I don't see any way the trees can be saved. I photographed and identified affected trees in the Project Area from the Project plans. It is regrettable that Kipps Lane residents will lose these mature trees which contribute to better air quality in our neighbourhood. It will take decades before new plantings come close to their current size.

Ultimately, these complaints centre around the ability for the residents of this street (the majority of whom are tenants) to be notified and have a chance to voice their own concerns on this Project. The City of London has a posted, written policy on notification of Capital Projects and I don't believe it was followed as written. The policy identifies residents as "occupants" in almost all references in the policy. This means tenants, homeowners, condominium renters, condominium owners, and apartment renters and anyone else occupying a residence in the direct Project area.

Sincerely,



David Dimitrie

7(14) Public Notification Policy for Major City Projects

That the policy set out in Appendix 7(14A) be established to provide guidelines for notification to the public for major construction projects not covered by the *Environmental Assessment Act*, R.S.O. 1990, Chapter E.18 in an effort to keep the public informed regarding major works and to obtain input from citizens who may be affected by the works.

ADOPTED MARCH 5, 1984 [7(14) AUG 1998]

7(14A) Appendix to Guidelines for Notification to the Public for Major Construction Projects Policy

Major Maintenance Projects (Major Roads)

- (a) An advance information form letter will be hand delivered, approximately three months prior to commencement of construction or as soon as the project is confirmed by Council, to every abutting property that is occupied.

The notice will inform the occupant regarding:

- (i) the work to be undertaken;
 - (ii) the persons to contact for enquiries;
 - (iii) the approximate timing for the construction.
- (b) If the Environmental Services Department is aware of a Community Association, it will be contacted at the same time.
- (c) In the business areas, close liaison will be maintained with the appropriate Merchant Associations and/or Boards of Management of Business Improvement Areas.
- (d) If tree removal is proposed, the Operations Division of the Environmental Services Department will contact the occupants of the abutting property about one month in advance of the work.
- (e) One week prior to start of construction, all abutting property occupants will be contacted again by a representative of the Environmental Services Department to advise of access restrictions, alternate parking, etc.
- (f) During the progress of the work, an inspector will be available to respond to enquiries as required.

Minor Maintenance Projects (Local Streets)

- (a) An information notice will be hand delivered to the occupant one week in advance of construction notifying the occupant of the work to be done and providing telephone numbers for contact with the Department.

Bridge Closures During Major Repairs

- (a) Notices will be placed in the newspaper approximately two weeks before the closing occurs except in emergencies.

Sewer Replacement or Construction

- (a) An advance information form letter will be hand delivered, approximately three months prior to commencement of construction or as soon as the project is confirmed by Council, to every abutting property that is occupied.

The notice will inform the occupant regarding:

- (i) the work to be undertaken;
 - (ii) the persons to contact for enquiries;
 - (iii) the approximate timing for the construction.
- (b) If the Environmental Services Department is aware of a Community Association it will be contacted at the same time.
- (c) In the business areas, close liaison will be maintained with the appropriate Merchant Associations and/or Boards of Management of Business Improvement Areas.
- (d) If the work includes a new sanitary sewer or a new or replacement storm sewer, notices will be delivered or contacts made approximately two weeks before tender call, requesting the desired location for a private drain connection.
- (e) If tree removal is proposed, the Operations Division of the Environmental Services Department will contact the occupants of the abutting property about one month in advance of the work.
- (f) One week prior to start of construction, all abutting property occupants will be contacted again by a representative of the Environmental Services Department to advise of access restrictions, alternate parking, etc.
- (g) During the progress of the work, an inspector will be available to respond to enquiries as required.

Road Construction

- (a) For major road projects interested persons are advised at the completion of preliminary design, by advertising in the local newspaper and by hand-delivered letter to abutting occupants, of proposed public information opportunities. These may be in the form of a drop-in centre or public information meeting.
- (b) Upon completion of detailed design the Realty Services Division will contact the abutting owners if property is required for the project.

- (c) If trees are to be removed from the property to be acquired for the work, then the owner or occupant is advised during the property negotiations.
- (d) An advance information form letter will be hand delivered, approximately three months prior to commencement of construction or as soon as the project is confirmed by Council, to every abutting property that is occupied.

The notice will inform the occupant regarding:

- (i) the work to be undertaken;
 - (ii) the persons to contact for enquiries;
 - (iii) the approximate timing for the construction.
- (e) If the Environmental Services Department is aware of a Community Association it will be contacted at the same time.
 - (f) If tree removal is proposed the Operations Division of the Environmental Services Department will contact the occupants of the abutting property about one month in advance of the work.
 - (g) One week prior to start of construction, all abutting property occupants will be contacted again by a representative of the Environmental Services Department to advise of access restrictions, alternate parking, etc.
 - (h) During the progress of the work, an inspector will be available to respond to enquiries as required.

Warranted Sidewalks

- (a) Abutting occupants will be advised by hand-delivered notice one week prior to the start of work.

Class Environmental Assessment

- (a) In 1984 a number of Municipal Works will be under the Class Environmental Assessment which requires notification to the public and review agencies of various phases.

Major Works Constructed by a Subdivider or Developer on City Streets

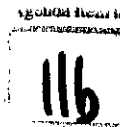
- (a) Where applicable, similar procedures as used for City projects will be used to notify the public.

7(15) Public Notification Policy for Major Private Projects

That the following policy be established with respect to public notification processes for road and sewer works associated with development projects:

- (a) the development industry be reminded of the existing Council Policy covering public notification for work on city streets by developers, which policy states "where applicable, similar procedures as used for city projects will be used to notify the public"; It being noted that the existing Council Policy 7(14) outlines in detail the procedures for public notification for city projects;
- (b) a pre-construction meeting for each major project be held with the developers consultant and contractor, with the relevant utility companies and the General Manager of Environmental Services & City Engineer; and
- (c) work approval permits for the construction of road and sewer works associated with developments on city streets be withheld until the developer's consulting engineer certifies that the guidelines set out in Council Policy 7(14) have been generally complied with to the satisfaction of the General Manager of Environmental Services & City Engineer.

ADOPTED SEPTEMBER 4, 1990 (7(15) A11G 1998)



FW: Property Owner Letters - Kipps Lane / Arbour Glen Crescent

Page 1 of 2

David Dimitrie

From: Zoccano, Villa [VZoccano@london.ca] on behalf of MacDonald, Bernie [BMacDona@london.ca]
Sent: Monday, February 12, 2007 4:13 PM
To: David Dimitrie
Subject: FW: Property Owner Letters - Kipps Lane / Arbour Glen Crescent

Hi David:

F. Y. I.

Bernie MacDonald

Councillor, Ward 3

From: Pedlow, Rick
Sent: Friday, February 09, 2007 4:02 PM
To: Orser, Stephen; MacDonald, Bernie
Cc: Steblin, Peter; Standish, Ron; Lawrence, Justin; Hawley, Doug; Davidson, Larry; Blancher, Jake; Chambers, Donald
Subject: Property Owner Letters - Kipps Lane / Arbour Glen Crescent

Councillors Stephen Orser and Bernie MacDonald,

Attached are 2 letters that were hand delivered today on Kipps Lane and Arbour Glen Crescent.

The first letter was delivered to the majority of residents within the proposed limits of construction. The letter simply introduces the residents to the 2007 project and offers an invitation to a public information session, scheduled for February 27th.

The second letter describes and provides the homeowner(s) an opportunity to have their sanitary Private Drain Connection (PDC) replaced to property line, as part of the reconstruction project, at the subsidized rate as set by Council in December 2006. A Q&A information package also accompanied the letter and signback form. In total 14, properties received the extended letter. Given that the existing concrete sanitary sewer was constructed in the early 1960's, and it present condition (good shape), I don't anticipate acceptance of the PDC replacement offer from any of the affected property owners.

If you have any questions relating to the attachments or to the project itself, please don't hesitate to contact me. (ext. 5940)

Respectfully,

Rick Pedlow, C.E.T.

<<Kipps Prperty Owner Letter PDC.pdf>> <<Kipps Property Owner Letter.pdf>>

3/9/2007

Received Time Mar. 11. 8:03PM

Kipps Lane project set to go

Wed, March 7, 2007

Construction will last till late September and disrupt traffic and result in tree losses.

By JOE BELANGER, SUN MEDIA

Thousands of Kipps Lane tenants in London could wake up in May to find their lives in turmoil by a major road project, a community leader says.

But a city official says building owners and occupants are routinely notified of major projects, and further steps will be taken in the case at hand.

The warning comes as the city prepares for reconstruction of Kipps Lane from Adelaide Street to just east of Arbour Glen Crescent, which is also being rebuilt.

Construction begins in early May and is expected to last until late September.

Property owners were sent letters about the \$2-million project, but not tenants, said David Dimitre of the Kipps Community Association.

"Tenants usually don't find out this is going to happen until it happens," Dimitre, a also a Kipps Lane tenant, said.

"We will have a major traffic problem for five months . . . I'm not trying to get in the city's way but I want them to inform us . . ."

Dimitre raised several concerns in e-mails and an interview yesterday, including the cutting of trees and the impact on traffic, especially buses.

The project includes sewer and or watermain replacement, new road surfaces, new sidewalks, a bus bay and bike trail.

Trees must be removed to make room for a wider roadway and new sidewalks.

Dimitre estimates there are up to 3,000 tenants in the area, many of whom depend on buses that could be disrupted.

Many residents are immigrants who don't speak English, he said, adding the city should also inform them.

Justin Lawrence, city manager for construction administration, said the city notifies owners or occupants of all project-affected buildings.

116

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"In this case, we'll also be making contact with the superintendents of the apartment buildings to see how many copies of our construction notices they want and ask them to post notices," he said.

There are at least eight apartment buildings in the area and several hundred townhouses. The project spans Wards 3 and 4.

Ward 4 Coun. Stephen Orser said he's aware of the concerns but the work is needed.

"The work is needed and for the inconvenience of five months, I think the residents will be glad in the end."

Ward 3 Coun. Bernie MacDonald agreed, adding residents at a Feb. 27 public meeting "went away quite content."

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TransGlobe
Property Management Services

March 9, 2007

IMPORTANT MEMO TO ALL TENANTS OF KIPPS LANE

Re: City of London Capital Project for May 2007

Please be advised, The City of London will be performing a full road reconstruction of Kipps Lane from Adelaide Street.

Please find attached, a letter forwarded outlining the construction process. If you have any questions regarding the construction, you should call the City of London at 519-661-2500 ext5940

We apologize for any inconvenience and will keep you updated with any changes. Thank you for your patience during this necessary maintenance work.

TransGlobe Property Management Services

