

Report to Civic Works Committee

To: Chair and Members
Civic Works Committee

From: Kelly Scherr, P.Eng., MBA, FEC
Managing Director, Environmental & Engineering Services
and City Engineer

Subject: Proposed Expansion of the W12A Landfill Site – Updated
Environmental Assessment Engineering Consulting Costs

Date: January 19, 2021

Recommendation

That, on the recommendation of the Managing Director, Environmental and Engineering Services & City Engineer, the following actions BE TAKEN with respect to the appointment of Oakridge Environmental for continued project coordination of the Individual Environmental Assessment (EA) for the Expansion of the W12A Landfill and advice/ assistance on the *Environmental Protection Act* (EPA), *Ontario Water Resource Act* (OWRA) and Planning approvals for the expansion of the W12A Landfill:

- a) Oakridge Environmental **BE APPOINTED** to carry out additional project coordination services as part of the Individual Environmental Assessment (EA) process for the proposed expansion of the W12A Landfill and provide advice/assistance on the *Environmental Protection Act* (EPA), *Ontario Water Resource Act* (OWRA) and Planning approvals for the Expansion of the W12A Landfill, in the total amount of \$61,000 excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for the work identified in (a), above, **BE APPROVED** in accordance with the "Sources of Financing Report" attached hereto as Appendix "A";
- c) Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with these purchases; and
- d) the Mayor and City Clerk **BE AUTHORIZED** to execute any contract or other documents, if required, to give effect to these recommendations.

Executive Summary

This report seeks approval from Committee and Council to retain Oakridge Environmental (Wesley Abbott, P.Eng.) to provide continued project coordination of the Individual Environmental Assessment (EA) for the Expansion of the W12A Landfill and advice/assistance on the *Environmental Protection Act* (EPA), *Ontario Water Resource Act* (OWRA) and Planning approvals for the expansion of the W12A Landfill.

The value of this assignment is less than \$100,000 but in combination with other assignments will exceed \$100,000 and requires Council approval as per purchasing policy 15.2 g).

Linkage to the Corporate Strategic Plan

Building a Sustainable City

London's infrastructure us built, maintained, and operated to meet long-term needs of our community

- Manage assets to prevent future infrastructure gaps

Growing our Economy

London is a leader in Ontario for attracting new hobs and investments

- Build infrastructure to support future development and retain existing jobs

Leading in Public Service

Londoners experience exceptional and valued customer service

- Increase responsiveness to our customers
- Increase efficiency and effectiveness of service delivery

Analysis

1.0 Background Information

In 2015, Council directed staff to develop a long term residual waste disposal plan. Part of the plan includes an Individual Environmental Assessment (EA) for the expansion of the W12A Landfill. The W12A Landfill is expected to reach capacity in 2024.

There are different classes (types) of EAs depending on the type and complexity of the undertaking (project). The most rigorous EA is an Individual EA. An individual EA is less prescribed than the more common class EAs and the level of work is not finalized until the Terms of Reference (ToR) is approved by the Minister of the Environment, Conservation and Parks (MECP). The ToR becomes the framework (work plan) for completing the EA. The ToR was approved on July 30, 2019.

Work on the Environmental Assessment began in August 2019 with refining landfill expansion alternatives (referred to “alternative methods”) and then preliminary selection of the preferred landfill expansion alternative. This was followed by more detailed impact assessments of the proposed preferred alternative which are ongoing.

The proposed preferred landfill expansion alternative is a vertical expansion over the existing waste footprint which has many advantages over other expansion alternatives. This alternative does have the greatest visual impact and a more complex engineering design.

1.1 Previous Reports Related to this Matter

Relevant reports that can be found at www.london.ca under City Hall (Meetings – Council and Standing Committees) include:

- Proposed Expansion of the W12A Landfill Site: Updated Environmental Assessment Engineering Consulting Costs (September 22, 2020 meeting of the Civic Works Committee (CWC), Item #2.12)
- Proposed Expansion of the W12A Landfill Site: Updated Environmental Assessment Engineering Consulting Costs (October 22, 2019 meeting of the CWC, Item #2.12)
- Appointment of Consulting Engineer for Various Technical Studies as part of the Environmental Assessment Process for the Proposed Expansion of the W12A Landfill Site (July 17, 2017 meeting of the CWC, Item #6)
- 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)
- Appointment of Consulting Engineer Long Term Solid Waste Resource Recovery and Disposal Plans (May 24, 2016 meeting of the CWC, Item #10)

2.0 Discussion and Considerations

Oakridge Environmental (Wesley Abbott, P.Eng.) is the lead professional service resource responsible for coordinating the EA for the Expansion of the W12A Landfill. This large and complex project has reached the stage where all technical studies are complete and the draft Environmental Study Report is being prepared for Committee and Council review and approval prior to formal submission to the MECP for review. This will be the subject of a future report to the Civic Works Committee. At this stage the EA for the Expansion of the W12A Landfill is approximately two thirds complete.

In addition to Environmental Assessment Act approval, the Expansion of the W12A Landfill will require detailed engineering design and operating approvals regulated under the EPA and OWRA. There will also be land use approvals (e.g., zoning changes, etc.) that will be required. The documentation, engineering and studies required for these approvals are being completed in parallel with the EA. This is required so the expanded site (subject to approval by the Minister of Environment Conservation and Parks) will be ready to accept waste for disposal once the currently approved waste disposal capacity is consumed.

The proposal submitted by Oakridge Environmental for additional professional service fees will address the remaining work required to be coordinated in the EA for the Expansion of the W12A Landfill. It also provides for the assistance required in preliminary planning and coordinating of the work to be conducted in parallel to obtain the required EPA, OWRA and land use planning approvals.

3.0 Financial Impact

3.1 Budget

The budget for long term waste management planning, Capital Account SW6051, is summarized in Tables 1 and 2. The amount spent on the EA and the committed expenditures to date is \$1,726,000 or approximately 72% of the total EA budget.

Table 1: Budget for Proposed W12A Landfill Expansion and Resource Recovery

Item	Budget (a)	Comment
Budget Breakdown		
EA for Long Term Residual Waste Disposal (Landfill Expansion)	\$2,398,000	All costs associated with the EA approval of the expansion of the W12A Landfill.
Resource Recovery Initiatives & Strategy	\$410,000	Preliminary planning and/or pilot projects for the development of resource recovery area east of the W12A Landfill.
Total	\$2,808,000	

Table 2: Status of EA and Resource Recovery Budget

Item	Budget (a)	Comment
EA - Spent to date	\$1,519,000	Cost to develop and obtain approval of ToR and undertake the technical studies.
EA - Committed (consulting)	\$207,000	Primarily consulting fees for remaining EA technical studies and preparation of the EA documentation.
EA – New Consulting Fees	\$61,000	This submission (excluding HST).
EA - Expected Future Assignments (future costs)	\$509,000	Primarily consulting fees, additional technical work, project management, community engagement.
EA - Contingency Available	\$102,000	Funds available to cover future additional costs.
Resource Recovery Initiatives & Strategy	\$410,000 (b)	Preliminary planning and/or pilot projects for the development of resource recovery area east of W12A Landfill.

Notes:

(a) Rounded to the nearest \$1,000.

(b) Between 2018 and 2020, approximately \$95,000 from the operating budget was assigned to research at Western University through the Industrial Research Chair and the London Waste to Resources Innovation Centre.

Conclusion

The additional professional service fees of \$61,000 will address the remaining work required related to the completion of the EA for the Expansion of the W12A Landfill Site. It also provides for the assistance required to complete the parallel work to secure the EPA, OWRA and land use planning approvals required in order to be able to accept waste at the site in 2024.

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

Submitted by: Jay Stanford, MA, MPA
Director, Environment, Fleet & Solid Waste

Recommended by: Kelly Scherr, P. Eng., MBA, FEC
Managing Director, Environmental and Engineering
Services and City Engineer

Appendix A – Source of Financing

Appendix "A"

#21007

January 19, 2021
(Appoint Consultant)

Chair and Members
Civic Works Committee

RE: Proposed Expansion of W12A Landfill Site - Updated Environmental Assessment Engineering Costs
(Subledger LF200004)
Capital Project SW6051 - Municipal Waste Study
Oakridge Environmental - \$61,000.00 (excluding HST)

Finance and Corporate Services Report on the Sources of Financing:

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

Estimated Expenditures	Approved Budget	Committed To This Date	This Submission	Balance for Future Work
Engineering	2,537,897	1,586,875	62,074	888,948
City Related Expenses	200,000	69,212	0	130,788
Other Expenses	69,741	69,741	0	0
Total Expenditures	\$2,807,638	\$1,725,828	\$62,074	\$1,019,736
Sources of Financing				
Drawdown from Sanitary Landfill Reserve Fund	2,807,638	1,725,828	62,074	1,019,736
Total Financing	\$2,807,638	\$1,725,828	\$62,074	\$1,019,736

Financial Note:

Contract Price	\$61,000
Add: HST @13%	7,930
Total Contract Price Including Taxes	68,930
Less: HST Rebate	-6,856
Net Contract Price	\$62,074

Jason Davies
Manager of Financial Planning & Policy

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