

## Report to Civic Works Committee

**To:** Chair and Members  
Civic Works Committee

**From:** Kelly Scherr, P.Eng., MBA, FEC  
Deputy City Manager, Environmental & Infrastructure and City Engineer

**Subject:** Meadowlily Road Area Environmental Assessment and Servicing Study

**Meeting on:** November 2, 2021

## Recommendation

That, on the recommendation of the Deputy City Manager, Environment & Infrastructure and City Engineer, the follow actions **BE TAKEN** with respect to the Appointment of Consulting Engineer for RFP 21-59 Meadowlily Road Area Environmental Assessment and Servicing Study:

- a) MTE Consultants Inc. **BE APPOINTED** Consulting Engineers to complete the Meadowlily Road Area Environmental Assessment and Servicing Study, in the total amount of \$203,071.00 including contingency, excluding H.S.T.;
- b) the financing for this project **BE APPROVED** as set out in the Sources of Financing Report attached, hereto, as Appendix A;
- c) the Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with this work;
- d) the approvals given, herein, **BE CONDITIONAL** upon the Corporation entering into a formal contract with the consultant for the project; and,
- e) the Mayor and the City Clerk **BE AUTHORIZED** to execute any contract or other documents, if required, to give effect to these recommendations.

## Executive Summary

### Purpose

This report recommends the appointment of MTE Consultants Inc. to provide consulting engineering services to undertake the Meadowlily Road Area Environmental Assessment (EA) and Servicing Study.

### Context

Previously in 2010, the City of London initiated a secondary plan for the Meadowlily Road area to confirm and outline goals, objectives, and policies governing the development of the Meadowlily area. As part of this secondary plan, a servicing study looking at the opportunities and constraints for water, stormwater, and wastewater within the study area was also initiated; however, neither the secondary plan nor the servicing study was finalized.

Since that time, and more so in recent years, there has been continued development interest within the study area. The lack of municipal servicing, however, has limited the ability for these lands to develop, requiring servicing with private servicing systems. To date, there has been one property within the study area along Meadowlily Road that has received approval to install a temporary private sanitary pumping station and forcemain until full municipal servicing is available.

At this time, to address the lack of municipal services, the City is looking to obtain consulting engineering services for the completion of a Municipal Class EA required for a new municipal pumping station as well as a servicing study to address Water, Storm and Wastewater servicing for the Meadowlily Road Area (excluding the ESA area itself).

## 2019-2023 Strategic Plan

Municipal Council's 2019-2023 Strategic Plan identifies “Building a Sustainable City” and “Growing our Economy” as strategic areas of focus. The recommendation in this report will support development and sustainable infrastructure in the City.

## Analysis

### 1.0 Background Information

#### 1.1 Previous Reports Related to this Matter

March 29, 2021 – Planning and Environment Committee – 101 Meadowlily Road South - Item 3.5

July 13, 2020 – Planning and Environment Committee – Conservation Master Plan for Meadowlily Woods Environmentally Significant Area - Item 2.3

#### 1.2 Location Map

The study area is generally bounded by Highbury Avenue on the west, Commissioners Road on the south, and the Thames River on the north, as shown in Figure 1 below. A larger location map is in Appendix ‘B’.

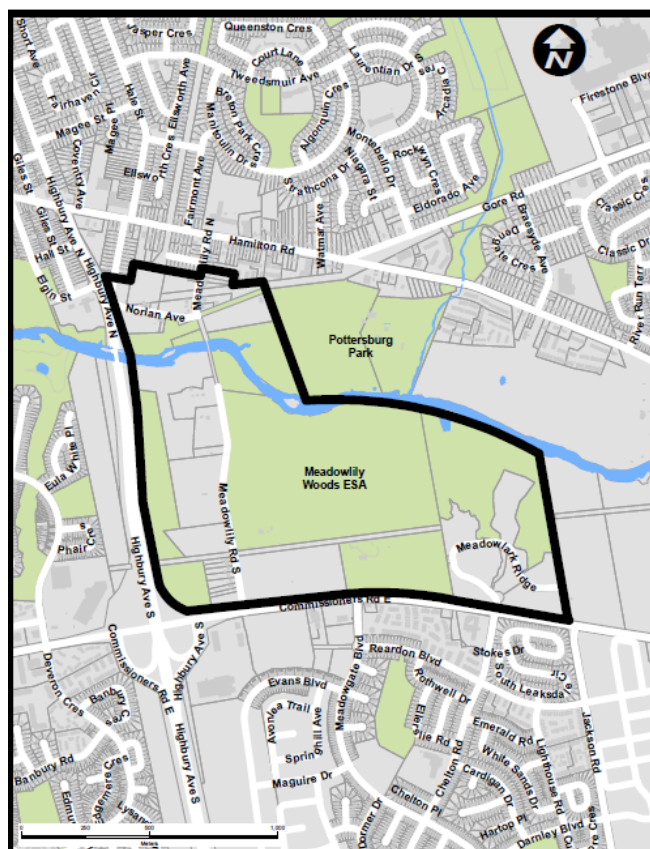


Figure 1 – Study Area

### 2.0 Discussion

#### 2.1 Work Description

The majority of the project study area is currently without any type of municipal services, and the development that was approved by Council at 101 Meadowlily Road is required to operate under a temporary servicing solution until full municipal services are available. The strategy and details of achieving an ultimate servicing solution is to be

determined through the Municipal Class EA for a sanitary pumping and through the municipal servicing study that will assess water, wastewater, and stormwater services. Deliverables of this Municipal Class EA and servicing study include:

- A capital plan involving water, stormwater, and wastewater servicing which may be incorporated into future Development Charge (DC) updates and identify related servicing requirements consistent with past work within or adjacent to the study area;
- Recommendations for any upgrades needed in the downstream sanitary sewer system(s);
- Potential sanitary pumping station options and land requirements for the pumping station, including capital and operating cost estimates and expected required capacity, and evaluate to establish a preferred alternative; and
- Preferred alternative(s) for regional stormwater management facilities and/or private permanent systems including retrofits to existing development areas complementary to other servicing needs.

### **Meadowlily ESA**

Although the study map area encompasses the Meadowlily Environmental Significant Area (ESA), the Municipal Class EA and Servicing Study for the Meadowlily Road Area is not to include any part of the Meadowlily ESA itself. As such, a Scoped Environmental Impact Study (EIS) will be completed in order to demonstrate no negative impact to natural heritage features and functions. The EIS will be scoped to include and leverage the ecological information already collected for the Meadowlily Woods ESA Conservation Master Plan (NRSI, 2019) and other studies. The EIS will be scoped in advance with the Project Manager, ecology staff, other agencies, and EEPAC.

## **3.0 Financial Impact**

### **3.1 Consulting Engineering Services**

MTE Consultants Inc. submitted a proposal for \$203,071.00, including 10% contingency, excluding H.S.T.

MTE Consultants Inc.'s project fees were the lowest of the successful proposals, are within the budget for the project, and represent the best value to the City based on a combined technical and cost score. Overall their proposal met all the key project requirements and their staff are qualified to undertake the required engineering services.

In accordance with Section 15.2 (d) of the City of London's Procurement of Goods and Services Policy, Civic Administration is recommending that MTE Consultants Inc. be retained to undertake the Meadowlily Road Area EA and Servicing Study.

## **Conclusion**

MTE Consultants Inc. and the assigned project team have extensive project experience with similar assignments and are well qualified to undertake the required engineering services. Based on the review by the evaluation team, it was determined that retaining MTE Consultants Inc. was in the best financial and technical interests of the City. It is recommended that MTE Consultants Inc. be awarded this consulting assignment to undertake all tasks relatd to the Meadowlily Road Area EA and Servicing Study.

<b>Prepared by:</b>	<b>Ashley Rammeloo, MSc., P.Eng. Division Manager, Sewer Engineering</b>
<b>Submitted by:</b>	<b>Scott Mathers, MPA, P.Eng Director, Water, Wastewater and Stormwater</b>
<b>Recommended by:</b>	<b>Kelly Scherr, P. Eng., MBA, FEC Deputy City Manager, Environment &amp; Infrastructure and City Engineer</b>

cc: Kevin Graham – Environmental Services Engineer, Sewer Engineering  
John Freeman – Manager, Purchasing & Supply  
Gary McDonald – Budget Analyst, Finance and Corporate Services  
Alan Dunbar – Manager, Financial Planning & Policy  
Jason Davies – Manager, Financial Planning & Policy  
Laurie Stephens – MTE Consultants Inc.

Appendix 'A' – Source of Financing

Appendix 'B' – Location Map

## Appendix "A"

#21174

November 2, 2021

(Appoint Consulting Engineer)

Chair and Members

Civic Works Committee

RE: Meadowlily Road Area Environmental Assessment and Servicing Study

(Subledger WW210006)

Capital Project ES540419 - Built Area Specific Studies (2019-2023)

Capital Project PD2082 - Meadowlily Area Planning Study

MTE Consultants Inc. - \$203,071.00 (excluding HST)

### Finance Supports Report on the Sources of Financing:

Finance Supports 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 Deputy City Manager, Environment and Infrastructure, the detailed source of financing is:

Estimated Expenditures	Approved Budget	Committed To Date	This Submission	Balance for Future Work
<b>ES540419 - Built Area Specific Studies (2019-2023)</b>				
Engineering	181,440	0	77,759	103,681
<b>PD2082 - Meadowlily Area Planning Study</b>				
Engineering	520,000	391,114	128,886	0
<b>Total Expenditures</b>	<b>\$701,440</b>	<b>\$391,114</b>	<b>\$206,645</b>	<b>\$103,681</b>

### Sources of Financing

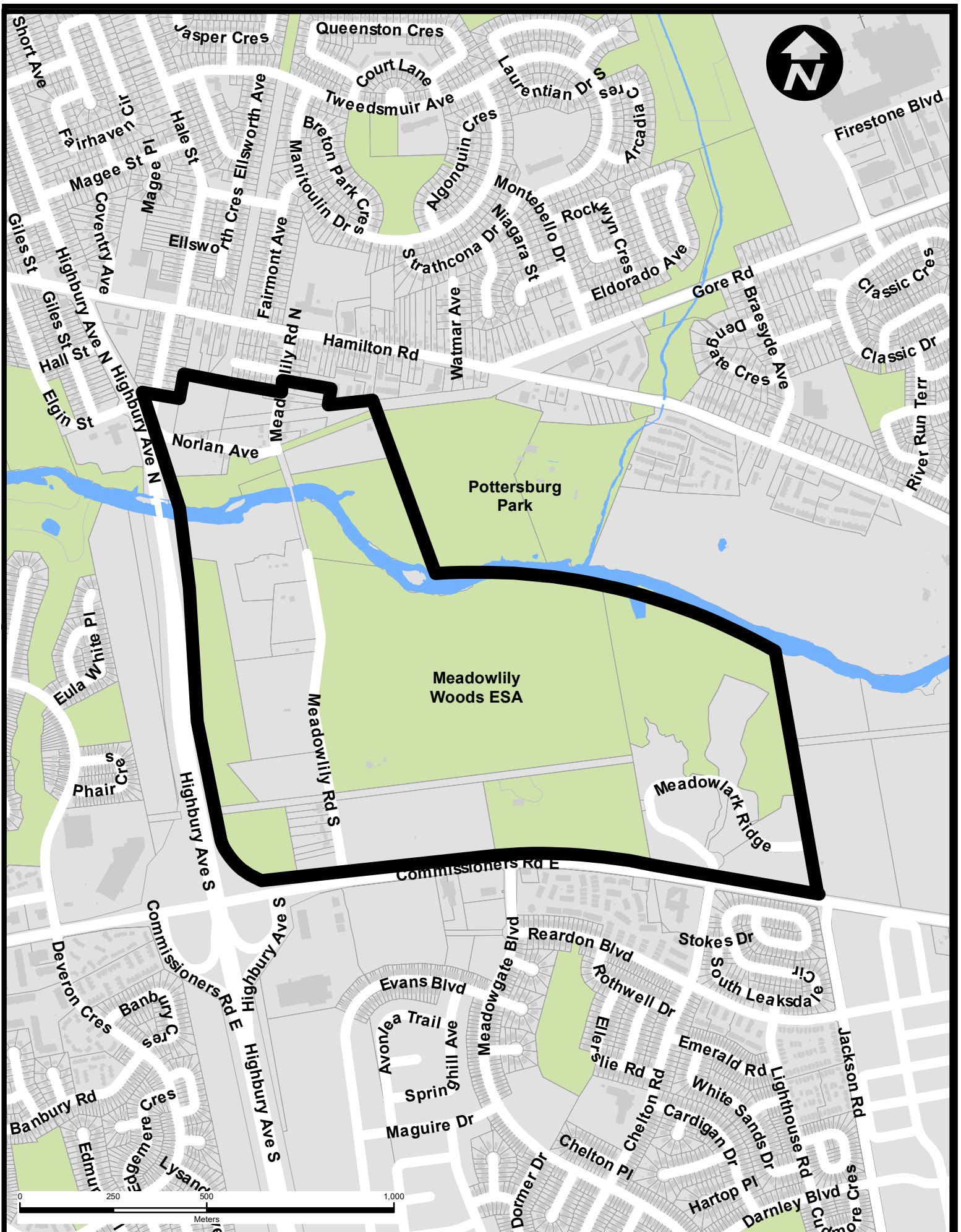
<b>ES540419 - Built Area Specific Studies (2019-2023)</b>				
Drawdown from City Services - Wastewater Reserve Fund (Development Charges) (Note 1)	181,440	0	77,759	103,681
<b>PD2082 - Meadowlily Area Planning Study</b>				
Capital Levy	132,500	99,659	32,841	0
Drawdown from City Services - Studies Reserve Fund (Development Charges) (Note 1)	387,500	291,455	96,045	0
<b>PD2082 - Total</b>	<b>520,000</b>	<b>391,114</b>	<b>128,886</b>	<b>0</b>
<b>Total Financing</b>	<b>\$701,440</b>	<b>\$391,114</b>	<b>\$206,645</b>	<b>\$103,681</b>

### Financial Note:

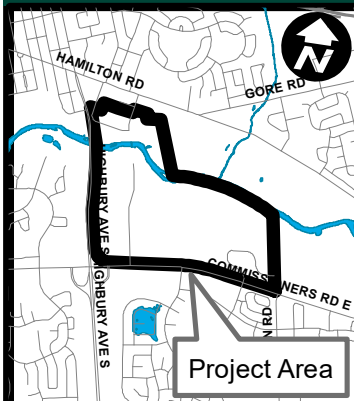
	<b>ES540419</b>	<b>PD2082</b>	<b>Total</b>
Contract Price	\$76,414	\$126,657	\$203,071
Add: HST @13%	9,934	16,465	26,399
Total Contract Price Including Taxes	86,348	143,122	229,470
Less: HST Rebate	-8,589	-14,236	-22,825
Net Contract Price	<b>\$77,759</b>	<b>\$128,886</b>	<b>\$206,645</b>

**Note 1:** Development charges have been utilized in accordance with the underlying legislation and the approved 2019 Development Charges Background Study and the 2021 Development Charges Background Study Update.

Jason Davies  
Manager of Financial Planning & Policy



## LOCATION MAP



### Meadowlily Servicing Area

 Project Area

Map Produced by  
the Sewer  
Engineering  
Division  
March 29 2021 CM



**London**  
CANADA

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