

HALIFAX REGIONAL MUNICIPALITY

HALIFAX REGIONAL COUNCIL COMMITTEE OF THE WHOLE MINUTES January 27, 1998

PRESENT:

Mayor Walter Fitzgerald
Deputy Mayor Reg Rankin
Councillors: Bill Dooks
Gordon R. Snow
David Hendsbee
Ron Cooper
Harry McInroy
Jack Greenough
Condo Sarto
Bruce Hetherington
Clint Schofield
John Cunningham
Jerry Blumenthal
Howard Epstein
Russell Walker
Bill Stone
Ron Hanson
Barry Barnet
Bob Harvey
Peter Kelly
Jack Mitchell

ABSENT:

Councillors: Graham L. Downey
Larry Uteck
Stephen Adams

STAFF MEMBERS:

Mr. Ken Meech, Chief Administrative Officer
Mr. Barry Allen, Municipal Solicitor
Ms. Vi Carmichael, Municipal Clerk
Ms. Patti Halliday, Assistant Municipal Clerk

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1. Solid Waste Resource Management Strategy 3

Deputy Mayor Rankin called the meeting to order at 2:40 p.m.

1. SOLID WASTE/RESOURCE MANAGEMENT STRATEGY:

1.1 Residential Collection Customer Definition

1.2 Residential Collection Zoning and Contract Administration

C A staff report prepared for George McLellan, Commissioner of Regional Operations, regarding the Solid Waste/Resource Management Strategy: Residential Collection Customer Definition, was before Council for consideration.

C An Information Report prepared for George McLellan, Commissioner of Regional Operations, regarding the Solid Waste/Resource Management Strategy: Residential Collection Zoning and Contract Administration, was before Council for information.

Mr. David Wimberly requested to speak on this matter. Council agreed that he be allowed to speak after the presentation.

Mr. Brian Smith reviewed the staff report entitled Residential Collection Customer Definition, which made the following recommendations:

1. That Halifax Regional Municipality adopt the following criteria in defining eligibility for residential collection service:
 - (a) Residential Customers are described as follows:
 - (i) Single unit residential detached dwellings.
 - (ii) Multi-unit dwellings with six or less individual units.
 - (iii) Row house or townhouse dwellings with street frontage.
 - (iv) Small businesses and institutions in proposed collection Zones 7 & 8.
 - (b) Non-Residential Customers are described as follows:
 - (i) All industrial, commercial and institutional properties with the exception of 1 (a) (iv).
 - (ii) All multi-unit residential dwellings with seven or more individual units.
2. That Halifax Regional Municipality adopt the following set-out maximums for residential collection activities:
 - (a) Maximum residential set outs
 - (i) Mixed Waste
 - (a) 10 bags per week per civic address
 - (b) 15 bags bi-weekly per civic address after organic cart roll out.

- (i) The limits in a) and b) include construction and demolition debris, from home renovation performed by the resident, of two bags or bundles per collection per civic address.
 - (c) Five (5) bags per unit for apartment buildings (with six units or less) to a maximum of 30 bags per mixed waste collection day.
 - (d) One Bulky item or white good item per collection per civic address. Size and weight to be defined.
 - (ii) Organics
 - (a) Cart weight restriction to be determined by lifter specifications
 - (b) Twenty bags of leaf and yard waste per organics collection day per civic address
 - (c) Two bundles of branches per organics collection day per civic address. Size and weight to be defined.
 - (iii) 'Blue Bag" Recyclables.
 - (a) Materials to be collected in see-through blue bags only.
 - (b) No bag limits
 - (iv) Fibre Recyclables
 - (a) Paper products placed in grocery, clear or separate see-through blue bags. No bag limits.
 - (b) Corrugated cardboard to be flattened and bundles in armload sized bundles whose maximum dimensions are 3 feet x 2 feet x 8 inches. Can also be placed in a grocery, clear or separate see-through blue bag.
- (b) Collection will only occur at the curb.
- (c) The collection contracts for condominiums in all areas will be discontinued.
- (d) Subject to HRM policy changes and where conditions permit, private roads will be serviced with regular collection vehicles. Where private road conditions do not permit service with regular collection vehicles, service will occur where the private road meets the connecting public road.
3. That Halifax Regional Council direct staff to develop and recommend the various by-laws that will be necessary to implement the appropriate changes and bring those proposed by-laws to Council for review.

(Councillor Hanson took his place at the meeting at 2:45 p.m.)

The document entitled "Residential Collection Strategy - Staff Responses to Comments from SWRAC at Meeting of January 21, 1998" was circulated to Council and review by Mr. Joe Mann, Solid Waste Management.

With respect to the two issues outstanding from SWRAC, staff is making the following recommendations:

Issue 1: Non-Renewal of Existing Condominium Collection Contracts

1. Staff recommends that special residential collection not be offered to condominiums, beyond the residential service level specifications, after the expiry of the current collection contract.
2. It is recommended that Corporate Services analyze the tax revenue impact of the recommendation to cease special condominium collection and respond to Council.

(Councillors Hendsbee and Kelly took their places at the meeting at 2:50 p.m.)

Issue 2: Continuation of Residential Collection to Small Businesses and Institutions in Selected Rural Areas

It is recommended that:

1. Businesses and Institutions in Zones 7 & 8 continue to receive residential collection services.
2. Businesses in the region of Zone 5 that includes Waverley, Fall River, Windsor Junction, and the area from Wellington to Carrolls Corner also continue to receive residential collection service as most of the business in Zone 5 are located in the Lower, Middle and Upper Sackville areas.
3. The Solid Waste/Resource Advisory also commented that Zone 4 businesses and institutions should also continue to receive residential collection services due to its status as host of the mixed waste processing facilities.

Responding to a question from Councillor Hetherington regarding collection service for condominiums, Mr. Mann stated staff is recommending that everyone receive residential service, but that it be at the same level across the board. Currently, seventy-four buildings have special collection contracts through the former municipalities. The proposed new residential collection service will include an additional fifty-three buildings which have six units or less. For those condominiums that received more than once weekly collection, there will be a reduction in service. Mr. Mann stated it is possible a rebate can be provided to those who are not satisfied with weekly service, and they can arrange for private collection.

(Councillor Cunningham took his place at the meeting at 3:05 p.m.)

Councillor Stone inquired if the condominium owners were aware that this policy was being brought forward. Mr. Mann replied staff has not consulted with them yet, but he would expect that those currently receiving multiple collections would not be pleased with the change. Councillor Stone inquired if the condominium owners would have a choice of service and the opportunity to pay extra for more collections. Mr. Bauld replied if condominium owners wanted more service, they would arrange for this privately.

Councillor Stone stated he believed a private service would cost more due to tipping fees, and that is why it is an advantage to the residents for HRM to provide the service.

Deputy Mayor Rankin stated the current contracts only cover sixty percent of all condominiums. The proposed policy would expand the service to all condominiums. However, the frequency of collection will be reduced in some instances.

Councillor Stone stated the emphasis should be on reduce, reuse and recycle and to get the best deal for the residents.

Councillor McInroy expressed concern with the number of bags that could be at the curb in front of a condominium building. The Councillor stated he did not think it was as practical to serve at the curbside rather than the current bin process. Deputy Mayor Rankin noted an expectation of ten bags per unit per week is not practical as most residents would not produce that many bags.

Councillor Cooper stated there is an administrative cost with respect to the ICI sector to which everyone should be contributing.

(Councillor Epstein took his place at the meeting at 3:20 p.m.)

Councillor Cooper stated he believed it would seem more appropriate to provide once per week bin pick up with sufficient capacity to handle the projected number of bags. Any extra pick ups would be paid by the condominium residents. He asked if this would be an objective that could be examined. Mr. Mann replied equitable treatment for all of HRM means the frequency of service is the same across the board. If the specifications were changed for condominiums to reflect different levels of service, it would have to be costed and charged back to the condominium owners. Councillor Cooper stated due to the large number of bags that may collect at a condominium, a bin pick up service should be provided once per week, and any extra service should be charged back to the owners.

(Mayor Fitzgerald took his place at the meeting at 3:30 p.m. and assumed the Chair.)

In response to a question from Councillor Cooper regarding service to the ICI sector, Mr. Mann replied the policy is an extension of a current practice. It is staff's opinion that where there are a number of businesses and employees very far away from waste processing facilities, it would not be in their best interest to put them in ICI due to the cost. Mr. Mann stated it is inappropriate to expect ICI service coverage in those areas at reasonable rates. As a result, service will have to be subsidized or HRM will need to be prepared to clean up illegal dumping. Another option would be to put scales and staff in depots on the Eastern Shore, which would entail a capital cost.

Councillor Cooper inquired how many businesses would receive this service. Mr. Mann replied there are 100 in Zone 5, 296 in Zone 7, 239 in Zone 8 and approximately another 500 in Zone 4. Councillor Cooper expressed concern with some areas of Zone 7 that are closer to facilities than some in Zone 6, and questioned the reason for this. Mr. Mann

replied it is difficult administratively to split zones, and it makes it difficult to administer contracts. Councillor Cooper stated it is inappropriate to have sections of a zone that are further a way not being considered for the same provisions as a neighbouring zone. The Councillor suggested a lot of work still needs to be done on this report.

Councillor Blumenthal questioned the cost to HRM to give small businesses a tax break.

(Councillor Schofield took his place at the meeting at 3:30 p.m.)

Councillor Blumenthal inquired if any information has been sent to the condominium corporations regarding this. Mr. Mann replied it had not. Councillor Blumenthal expressed concern with the public not being informed about this, and inquired if all condominium owners will pay the same rate. Mr. Mann replied they would for the given level of service.

Due to the limited storage space at condominiums, Councillor Greenough stated the bin system avoids the hundreds of bags of garbage that could be left at the curb.

(Councillor Walker took his place at the meeting at 3:35 p.m.)

Councillor Greenough inquired what is the regular garbage collection service that is proposed to be provided for the regular residential owner. Mr. Mann replied the level of service today is mixed and recyclables on a weekly basis for most of HRM. Some rural areas have recyclables pick up every two weeks. The proposed system will provide the continuation of weekly recyclables, and bi-weekly for those currently receiving it. In the future, the same recyclable service will be provided with alternating weeks of organics and mixed waste. This is the service currently being provided in the pilot project, which is working extremely well.

In response to a question from Councillor Greenough regarding possible additional service to condominiums, Mr. Mann stated an option that can be discussed is charging the cost back to the owner of any extra service beyond the level being proposed. However, staff is recommending that any extra service should be arranged for by the condominium owners themselves. If they do not wish to receive the service being provided by HRM, they can be credited for the cost and arrange the service privately.

Councillor Greenough stated the condominiums currently receiving multiple pick ups will be upset with the change, but he noted this was an enhanced service and questioned why the residential homeowners should have to contribute to it. With respect to the extension of residential service to the small businesses in the areas proposed, the Councillor stated it was reasonable to do so due to the small nature of the businesses.

In response to a question from Councillor Kelly inquiring how the six bag limit was derived, Mr. Mann stated it was based on two elements. The first was the surge in spring and fall, and the second was the staff proposal to collect waste from some businesses in the outlying areas and there may be occasions when they would be greater. There are also

special fall and spring clean up pick ups, and there is an allowance for up to twenty bags of leaf and yard waste for the spring season, in addition to the organics container.

Councillor Kelly stated he would like to see more analysis of dealing with the condominiums on an individual tendering basis.

Councillor Kelly inquired what would be the cost to continue to permit small commercial businesses to put out the six bag maximum. Mr. Man replied it would be about \$100,000 per year. Councillor Kelly asked if these figures could be confirmed.

Councillor Barnet stated it may not be commercially viable for the small commercial businesses in the rural area to contract this service. The Councillor stated the combination of density and distance needs to be examined. With attempting to achieve complete equity with respect to condominiums, Councillor Barnet stated if this is done, other groups will come before Council stating they do not want to pay for a service they do not receive. The Councillor recommended to staff that mobile homes and parks be included in residential to ensure they get the same level of service.

Mr. Smith stressed the importance of the time frame and the need to put the tender out. He stated staff would like to get a decision from Council on the zoning issue. With respect to the condominium issue, Mr. Smith stated it appears that Council is in agreement that the service should be once weekly. He suggested staff could come back with alternatives as to how that service can be provided, whether it be at the curbside or the bin process.

Councillor Hetherington stated he wants the tender document brought back to Council for public debate before it is issued.

MOVED by Councillors Hetherington and Blumenthal that the Residential Collection Customer Definition and Residential Collection Zoning and Contract Administration be referred to the next Committee of the Whole meeting. MOTION PUT AND PASSED UNANIMOUSLY.

Mayor Fitzgerald advised that Mr. Wimberly will be permitted to speak at the next Committee of the Whole meeting when this issue is addressed.

MOVED by Councillors Hetherington and Blumenthal that the meeting adjourn at 4:15 p.m. MOTION PUT AND PASSED UNANIMOUSLY.

Vi Carmichael
Municipal Clerk