

**Draft Extract of the Chebucto Community Council Minutes - September 13, 2010**

**9.3.1 Solid Waste Removal Changes - Cowie Hill - Mr. Jon Coates & Mr. Byron Feener, Halifax County Condominium Corporation Number Ten**

- A presentation was submitted.

Mr. Jon Coates, Director of the Board of Directors for the Halifax County Condominium Corporation Number Ten, provided the presentation on Solid Waste Removal Changes. Highlights were as follows:

- The changes HRM has made in the Waste Management Strategy by creating a six bag limit is a good idea, however, the problem lies in the implementation of the regulation
- It appears as though row houses were not taken into consideration when creating this new regulation
- The aging population living in row houses must walk a distance of almost 600 yards, in some cases, in order to take their garbage to the curb
- Middle units are forced to carry garbage through their houses in order to reach the curb
- Every row house walkway has two homes on it, however, waste management personnel refuses to divide and count six bags per household
- The aging population has difficulty getting their large green bins to the curb as the size is out of proportion to what is required in the community
- As a result, less than 20% of the community is participating in composting; the majority of participants live in end units
- Data collected by Mr. Coates' indicates that the row houses do not exceed 25% of the bag limit which leads to the conclusion that waste management is enforcing a regulation where it is not needed

In closing, Mr. Coates stated that if Community Council could consider directions in improving how garbage is collected, it would be greatly appreciated.

**MOVED BY Councillor Mosher, seconded by Councillor Adams, that Chebucto Community Council:**

- 1. Request that staff implement a plan to ensure that the waste management collection for Cowie Hill remains the same as it has since 1972;**
- 2. Forward this matter to the Solid Waste Advisory Committee and request a report to determine a solution for green carts for row housing and, in addition, assess solutions to stop leaks and deter rodents; and**
- 3. Request that staff consult with stakeholders to obtain key information to assist in a solution.**

## **Draft Extract of the Chebucto Community Council Minutes - September 13, 2010**

Councillor Mosher thanked Mr. Coates and Mr. Byron Feener, President of the Board of Directors for the Halifax County Condominium Corporation Number Ten, for their work and patience. She advised that Regional Council agreed on a six bag limit in order to enhance waste diversion; not to penalize residents and discourage them from the very goal of the Waste Management Strategy. Councillor Mosher indicated that this subdivision was built in 1972 and was quite compact which did not allow adequate room for green carts. She stated that in looking at the number of units and number of bags allowed it was not reflecting the intent of the HRM Solid Waste Strategy.

Councillor Hum asked if she could bring this information forward to the Condominium Owners of Nova Scotia for their consideration.

Mr. Coates agreed to this request.

The Chair advised Mr. Coates to investigate solid waste collection for condominiums as it was his opinion that these row houses had been placed in the wrong category.

**MOTION PUT AND PASSED.**

## BACKGROUND ON HALIFAX CONDOMINIUM CORPORATION NUMBER TEN

- 157 units of row housing
- 22 housing blocks
- Block sizes range from 4 to 12 units per block
- Average block size 7 units
- 16' or 18' frontage per unit
- 6 person board of directors
- Average size of households approx. 3 people/unit
- Population is growing older – many in 70's

PROBLEMS WE HAVE ENCOUNTED  
WITH NEW HRM WASTE  
MANAGEMENT REGULATIONS

1. The management and administration of the new 6 bag per household limit for “real” garbage.
2. The green bins provided for composting of organic waste are unsuitable for our needs and our changing demographics

## 6 BAG LIMIT

- Regulation appears to have been written with only detached and semi-detached housing in mind.
- Management's new insistence on having garbage placed on the curb in front of each home means most of us have to carry garbage through our homes
- No weight or validity was given to allowing us to put garbage out on the curb of a side street which means not carrying garbage through our homes

TABLE 1

GARBAGE COLLECTION ON COWIE HILL

In Halifax Condominium Corporation Number Ten  
 (During the period from 13 Aug 2010 to 10 Sep 2010)

LOCATION	NUMBER OF UNITS	FULL QUOTA (6 bags/unit)	DAY 1 13-Aug-10 06:00 AM	DAY 2 27-Aug-10 06:00 AM	DAY 3 10-Sep-10 06:00 AM	AVERAGE OF DAYS 1 TO 3
RIDGE VALLEY RD. ABBY RD.	44	264	59	68	79	68.7
DRUMDONALD RD.	25	150	38	25	33	32.0
BROMLEY RD.	27	162	38	35	26	33.0
	61	366	93	92	91	92.0
TOTAL	157	942	228	220	229	225.7
TOTAL AS A % OF QUOTA		100%	24.20%	23.35%	24.31%	23.96%

CONCLUSION:

Based on the data concerning three separate "real" garbage collection days, we feel it would be fair to conclude that the managers and supervisors working for HRM Waste Management Services are busily administering, managing and enforcing a problem which does not seem to exist.

# GREEN BINS NOT SUITED TO ROW HOUSING UNITS

- Too large, leaky and has attracted rodents in the past
- Too awkward to carry through houses and down stairs over carpets
- Our population is aging and the size of these containers is too large

# CONCLUSIONS

1. 6 bags on the curb in front of the house is not a practical or practicable way for us to dispose of our garbage
2. Regulation appears to be enforced without reference to common sense and/or at least 23 years of past acceptable experience



# RECOMMENDATIONS

1. Consider the needs and limitations of row housing when creating new regulations
2. Instruct your management to collect data about the quantities of garbage being collected before imposing hard and fast rules
3. Try to avoid enacting regulations which can be subjected to narrow, bureaucratic and uncompromising interpretation and enforcement

# RECOMMENDATIONS FOR STAFF SELECTION & WORK CULTURE

1. When hiring managers, try to find people who your clients would not readily describe as uncompromising, unsympathetic, stubborn, hidebound and unimaginative.
2. Instruct your managers to consult with your clients rather than to simply try to impose their will with lame arguments like: “the rules are the rules”
3. Cooperation and common sense should be the watchword of Waste Management Services

# RECOMMENDATIONS REGARDING GREEN BINS

1. These containers should be smaller, more conveniently sized – about half the size
2. They should be leak proof and rodent proof (we want to avoid attracting rats and we need to be able to prevent raccoons from opening them)
3. TEST: Can a 92 year old resident wrestle one of your bins out to the pickup point?

## RECOMMENDATIONS ABOUT COOPERATION WITH CONDOS

- Members of the Board of Directors of most condo corporations are elected by their unit owners and are public spirited volunteers who are not paid for their work.
- They represent a human resource featuring a wide range of work experience, academic qualifications and a willingness to work with you to craft solutions which are good for everyone.