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**Solid Waste Resource Advisory Committee
November 25, 2010**

TO: Peter Lund, Chair and Members of
Solid Waste Resource Advisory Committee

SUBMITTED BY:

A handwritten signature in black ink, appearing to read "Ken Reashor", written over a horizontal line.

Ken Reashor, P. Eng., Director, Transportation and Public Works

DATE: November 3, 2010

SUBJECT: Appliances and Collection at Condominium Properties

INFORMATION REPORT

ORIGIN

At the September 23 meeting of the Solid Waste/Resource Advisory Committee, the Committee approved a motion for staff to prepare a report regarding the difference between an owner occupied condominium's solid waste disposal, specifically the disposal of refrigerators and other large appliances, versus a residential home's solid waste disposal.

BACKGROUND

HRM provides municipal curbside solid waste collection to approximately 129,848 serviced units. The basic service for curbside collection consists of every second week garbage and organics collection on alternating weeks and weekly or every second week recyclables collection.

HRM also provides municipal collection of solid waste to multi-unit condominium buildings comprising some 8,229 condo units. The basic service for condominium buildings consists of providing garbage, organics and recyclables collection on a frequency of one to three times per week (and in a few cases four) for each of these material streams depending on the size of the building, configuration and space limitations at the individual serviced buildings.

DISCUSSION

During the development of HRM's current solid waste resource management system, a number of service models were reviewed with respect to the provision of collection services to multi-unit condominium buildings. In 1998, when the system was reviewed, options ranged from not providing collection services at condominiums to maintaining the then existing services which had collection for garbage at some condominium buildings occurring at a frequency of six times per week. Council directed staff at that time to continue to provide municipal collection at multi-unit condominiums but to review the existing services for efficiencies and reductions in collection frequency with the scheduled introduction of further source-separation programs (i.e. organics collection).

The multi-unit condominium buildings serviced under the municipal tender generally range from 6 to 200 units in size and the collection and placement location for containers on the property may be in a garbage room, in an outside parking or storage area, underground parkade, or other outside location on the property. The placement location for collection, its access and size, whether enclosed or open, etc. also impact the specified number and size of containers, totes, green carts, etc. that may be placed for the individual buildings.

In the majority of locations, a garbage bin or bin(s) are provided to contain garbage generated from the multi-unit buildings between scheduled collections. The specifications for the size (cubic yard) of the garbage bins and collection frequency at each location are designed to help ensure that the material generated will be contained between collections. This collection of garbage from bins at municipally serviced condominium buildings does not include provision for collection of large appliances such as refrigerators (i.e. "white goods") included with the bin collection. This is similar to the service model at many commercial properties where the regular garbage collection service provided by commercial haulers may include only garbage material placed in the bin and does not include large appliances. The space limitations at a number of the multi-unit condominium buildings would make it difficult or impossible to store large appliances on-site in a garbage room, etc., until the next scheduled garbage collection. Some building associations and property managers would likely not allow white goods to be placed in the building's garbage room or outside next to a bin, etc., due to the space limitations and aesthetics. In the case of condominium buildings where all the large appliances may be of similar age or where the condo units are rentals, the large appliances are often replaced "en masse" after they have reached a certain age so it may be more difficult for tenderers to bid on garbage collection services if large appliances in quantity would be included in the collection specifications.

There are a number of differences between the municipal services provided for curbside collection and those provided to multi-unit condominium buildings. There are bag/container limits applied to curbside serviced units which do not exist for multi-unit condominium buildings utilizing common containers provided through municipal collection services for use by all residents. The frequency of collection at multi-unit condominium buildings is much greater than for curbside serviced units. Residents receiving curbside collection do receive pick-up of one bulky item (such as a refrigerator or other large appliance) on the scheduled garbage collection week. Small apartment buildings with up to six units are permitted up to two bulky items per

garbage pick-up. Appliances must be CFC refrigerant free and residents receiving curbside collection must call 490-4000 to arrange the municipally contracted refrigerant contractor to remove the CFCs (at no fee) from refrigerators or other appliances containing CFCs prior to placement for curbside garbage collection.

HRM does seek a price quote through the tender process from the collection contractor(s) servicing each of the three condominium collection areas for a price per pick-up (\$20 to \$40 range) should property managers, superintendents, tenants or condominium owners seek to use the HRM contractor for appliance pick-up but there is no requirement to use the municipal contractor and all arrangements and billing for such services is between the contractor and the individual.

BUDGET IMPLICATIONS

N/A

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

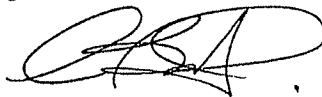
N/A

ATTACHMENTS

N/A

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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Report Approved by: Gord Helm, MPA, Manager, Solid Waste Resources at 490-6606
