

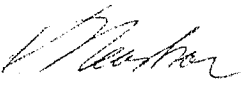


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Solid Waste Resource Advisory Committee
November 25, 2010

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

CC: Russell Walker, Chair and Members of Chebucto Community Council

SUBMITTED BY: 
Ken Reashor, P. Eng., Director, Transportation and Public Works

DATE: November 4, 2010

SUBJECT: Solid Waste Collection Changes – HCCC #10, Cowie Hill

INFORMATION REPORT

ORIGIN

At the September 13 meeting of Chebucto Community Council, a presentation was made by Mr. Jon Coates and Mr. Byron Feener, residents of Halifax County Condominium Corporation Number Ten (HCCC #10), Ridgevalley Road, Cowie Hill, Halifax.

Chebucto Community Council approved a motion as follows:

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 Resource 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.

Upon referral of this matter to SWRAC, at the September 23 meeting of SWRAC, the Committee directed staff to prepare an information report regarding the issues addressed within the September 13, 2010, Chebucto Community Council motion, to be provided to the Solid Waste Resource Advisory Committee and copied to the Chebucto Community Council.

BACKGROUND

Solid Waste Resources staff were originally contacted around January, 2010, by a resident who was concerned about the placement of a pile of garbage, recycling and some organics carts located next to their property on Ridgevalley Road near the intersection with Bromley Road. The resident asked staff to review the situation as the resident indicated the recurring pile was unsightly, material was being scattered from the garbage bags, there were odour issues from the material and material sometimes remained at the location after collection day. Further conversation with the resident, the contracted collector, HRM By-Law Services, and the condominium management company, identified the situation in which the multiple units of the row house building were placing waste out in one common location and this had been the practice for a number of years. This style of placement can be problematic in that it is impossible to determine who is placing the material, impossible to ascertain the origin of material in excess of the collection limits, who is responsible for materials not collected due to improper sorting and who is responsible for cleaning up of any mess resulting from debris scattered due to snow removal, animals, or unsecured bags. This style of placement also negates each resident's direct responsibility for compliance with HRM's solid waste by-law limits and waste diversion strategies.

As a result of discussions with the condominium management company, HRM By-Law, the collection contractor, and the concerned resident, notice was provided to the residents of the row house building of a change in placement location for garbage, recycling and organics from the common location to directly in front of each row house.

DISCUSSION

Once the change had been made to the solid waste placement location for HCCC #10, HRM Solid Waste Resources received a few follow-up inquiries from residents concerned about the change. The change was also made concurrently at some similar row house buildings in the Ridgevalley Road, Cowie Hill, area. The complex of row house buildings in this area has more than 100 units. Based upon correspondence from Mr. Coates received in May 2010, staff responded with information on the reasons for the change, then visited the location for inspections on garbage collection days in early June. Staff also met with Mr. Coates and Mr. Feener on-site on June 18 to discuss the issues, concerns, challenges and possible solutions.

The requirement to place garbage and other generated materials in front of the individual row house at HCCC #10 is no different than for other residents receiving curbside collection in HRM. This is the situation for curbside collection services at houses, semi-detached dwellings, townhouses, row houses, mobile homes, small apartment buildings, etc. For the vast majority of row house buildings, and wherever the configuration and layout allows, the collection location is from the front of the units. There are a number of residential communities in HRM that are configured similarly and who place their material in front of their units, in accordance with the current waste collection system requirements. The challenge of the narrower lots of a row house

are not insurmountable when it comes to placing the resident's garbage bags or cans in front of the individual row house and maintaining it at the curb of the individual's property.

In terms of the placement of green carts, their storage between collections and their use in row house buildings, there can be some challenges. Some row house buildings have found that they only need one green cart for every two or so units and work out shared use and management of the cart(s) between the individual row house units. Staff is also reviewing whether a smaller (narrower) green cart would be useful and practical for introduction and deployment on smaller lots with shared walkways, etc. There are very few reported issues or concerns with respect to green carts leaking or rodents related to green carts. Green carts are made of an impermeable rigid plastic material with no access for rodents or animals. There are far more issues reported of unsecured bags of garbage with birds, rodents or other animals accessing the material inside.

The configuration of HCCC #10 is the same or similar to most row houses in HRM. It does not seem that HCCC #10 needs special consideration related to placement of solid waste due to the construction, narrow frontage or configuration of the units at this location. While there remain challenges (mostly related to space limitations), the majority of residents at HCCC #10 seem to have adapted to placing their materials in front of their units since the change was made in January 2010.

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.

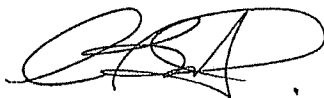
COMMUNITY ENGAGEMENT

Staff have corresponded with and met with residents of HCCC #10.

ATTACHMENTS

N/A

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