

NON RESIDENTIAL/MIXED-USE ESTABLISHMENTS THAT CURRENTLY RECEIVE MUNICIPAL WASTE/RECYCLING COLLECTION SERVICES

RECOMMENDATION

The Commissioner of Engineering and Public Works recommends that

1. Waste/recycling collection services continue to be provided to the non-residential/mixed use establishments identified in Appendix 1, as long as:

The current owner/tenant complies with all municipal requirements for waste and recycling collection

The collection services can be provided curbside only, i.e. no bulk containers

There is no change to the use of the establishment as identified in Appendix 1;

2. Those establishments identified in Appendix 1 who do not, or cannot, comply with the City's requirements for collection services, be permanently removed from the City's list of approved non-conforming locations upon receipt of 60 days notice to the owner/tenant by the City's Public Works Department; and,
3. No additional institutional, commercial, mixed-use, or non-residential establishments be approved to receive municipal waste collection services.

Economic Impact

There is nominal financial impact on the 2006 Operating Budget estimated to be approximately \$2,500 per year with respect to the continued collection services of the non-residential/mixed-use establishments identified in Appendix 1. The estimated cost of collection at these non-residential/mixed use establishments has been included in the 2006 draft Operating Budget.

Purpose

To inform Council of non-residential/mixed-use establishments that currently receive municipal garbage and recycling collection services, and to establish a formal list of those non-residential locations that will be entitled to receive municipal collection services until such time as they become ineligible to receive to receive such services.

Background - Analysis and Options

As with most other municipalities, non-residential/mixed-use establishments typically are not intended to receive municipal curbside waste/recycling collection services. The City's curbside waste and recycling collection services, the collection By-law, and the Greening Vaughan initiative, are designed to serve the City's residential population. Non-residential establishments that are built in residential areas (i.e. churches, private schools etc.), are not entitled to receive municipal collection services. Similarly, establishments used for commercial or institutional purposes such as professional offices, medical clinics, daycares and schools (public and private) are also not entitled to receive municipal collection.

Notwithstanding the above, at this point in time, there are a limited number of non-residential/mixed use establishments that are receiving municipal collection services. Most of these establishments were allegedly "grand-parented in" when Vaughan's waste/recycling collection by-law was established in 1994. However, there is no documentation or record to substantiate this claim.

Many of these establishments are located in the older downtown districts of Kleinburg, Woodbridge, and areas of Thornhill where former residential dwellings have been converted to non-residential or mixed-use establishments. Some of the non-residential and mixed-use establishments that receive municipal collection services have done so as a result of contractor error.

Staff has made concerted efforts to identify all locations that the contractors currently collect from, even though they do not qualify for collection services, and these are shown in Appendix 1. These locations have been identified through various means, including discussions with the current collection contractors, follow-up site inspections, and having staff follow the collection vehicles. Despite these efforts, there may be a few non-residential/mixed-use establishments that staff have not identified in the appendix, but are receiving municipal collection services from the contractors.

As noted in Appendix 1, the locations identified are not necessarily sequential or adjacent to one another, but are random and interspersed between legitimate residential collections and non-residential/mixed-use establishments that have undertaken private waste collection services. In preparation of the new waste collection contract, staff identified one hundred and nine such locations. Some of the locations identified have multiple businesses operating out of them and/or are a combination of non-residential and residential uses. Approximately 75 of the locations identified share the commercial/institutional use with a residential dwelling(s) (i.e. mixed use).

The City's waste and recycling collection contracts of the past have not specified what non-residential or mixed-use establishments were permitted to receive municipal garbage and recycling collection services. In an effort to clarify collection issues with these establishments in the future, and to give a clear directive to the City's new collection contractor (starting Jan. 1/2006), it is important that the City formally identify whether the establishments identified in Appendix 1 will continue to receive municipal waste and recycling collection services, and if so, under what conditions.

Should Council wish to continue to provide collection to the aforementioned establishments, all owners/tenants of locations identified in Appendix 1 would be required to comply with the same collection requirements as the curbside residential sector, including those requirements approved under the Greening Vaughan initiative. For example, upon implementation of Phase 3 of Greening Vaughan in September 2007, all of the establishments identified in Appendix 1 would only be entitled to receive every-other-week garbage collection, and would need to comply with the 3 bag limit. As with the residential population that receives curbside collection, non-residential/mixed-use establishments would be required to purchase garbage tags for any garbage set-outs over and above the 3 item limit. Given the restrictive nature of the program, it is possible that some of these establishments will "de-list" themselves voluntarily as our Greening Vaughan initiative evolves.

Notwithstanding the above, some limits may have to be set in place to curb the excessive set outs of recycling material (or organic green bin material) at these non-residential establishments. This is not a means to discourage waste diversion practices; however, due to the excessive volume of materials, some on these non-residential/mixed-use establishments receiving curbside collection should be forced to secure private collection services at some point in the near future. It is not uncommon that to see in excess of 10-20 bags and/or blue boxes set out at some locations identified in Appendix 1.

Given that the establishments identified in Appendix 1 are anomalies, and therefore deviate from the intended purpose of the City's curbside municipal waste collection services, it is recommended that no further commercial, institutional, non-residential or mixed-use establishments be added to the list of approved locations as identified in Appendix 1.

Other Non-residential/Mixed Use Establishments

The Public Works Department has prepared "Requirements for Garbage and Recycling Collection for Developments and Redevelopments".

Consistent with the garbage/recycling collection by-law and collection contract, this document clearly states that collection services for non-residential and mixed-use establishments are the responsibility of the 'Owner' as identified in the development agreement. Hence most non-residential/mixed use establishments are collected privately.

Any non-residential/mixed-use establishment that is not identified on Appendix 1 will be responsible to secure private collections for garbage and recycling (including organics and leaf and yard).

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council, specifically Vaughan Vision A-1 "Pursue Excellence in the Delivery of Core Services."

Conclusion

In order to provide clear direction to the new collection contractor, it is recommended that the establishments listed in Appendix 1 continue to receive municipal collection services as long as:

- The current owner/tenant complies with all municipal requirements for waste and recycling collection;
- The collection services can be provided curbside only, i.e. no bulk containers;
- There is no change to the use of the establishment as identified in Appendix 1; and,
- Those establishments identified in Appendix 1 who do not, or cannot, comply with the City's requirements for collection services, be permanently removed from the City's list of approved non-conforming locations upon receipt of 60 days notice to the owner/tenant by the City's Public Works Department.

It is further recommended that no additional commercial, institutional, mixed-use or non-residential establishments be approved to receive municipal waste collection services. Commercial, mixed-use, or non-residential establishments not listed in the appendix will be required to provide for private collection services.

Attachments

Appendix 1: Non-Residential and Mixed-Use Establishments that Currently Receive Municipal Collection Services.

Report prepared by:

Caroline Kirkpatrick, C.E.T., M.C.I.P.
Manager of Solid Waste Management

Respectfully submitted,

Bill Robinson, P. Eng.
Commissioner of Engineering and Public Works

Brian T. Anthony, CRS-S, C. Tech
Director of Public Works

APPENDIX 1

NON-RESIDENTIAL AND MIXED-USE ESTABLISHMENTS THAT CURRENTLY RECEIVE MUNICIPAL COLLECTION SERVICES

No.	Street Name	Institutional Establishment	Commercial Establishment	Other
10418	Islington Ave.	Kleinburg United Church		
10429	Islington Ave.		Independent Gallery	
10435	Islington Ave.	Dean Veterinary Hospital		
10449	Islington Ave.		The Olde Teddy Bear Shoppe	
10462	Islington Ave.	Family Health Centre	Various Commercial; Arista Custom Frame Shoppe & Fine Art Gallery, Kleinburg Pharmacy, Salon Oasis, Stambolich Dean Dr.	
10465	Islington Ave.		Baby Studio	
10472	Islington Ave.	Dentist	Ambiance China & Gifts	
10473	Islington Ave.		Scents & More	
10477	Islington Ave.		The Rock Shop of Kleinburg	
10483	Islington Ave.		Jeremy's Workshop	
10489	Islington Ave.		Found Treasures	
10496	Islington Ave.		Spa	
10503	Islington Ave.		Mr. McGregor's Tea House	
10513	Islington Ave.		Bizzy Buddies	
10516	Islington Ave.		Canadian Hertiage Art Co.	
10522	Islington Ave.		Hawthorne House, Femme Inc., Violets & Delias	
8	Nashville Rd.			Kleinburg-Nashville Historical Collection
12	Nashville Rd.	Royal Bank		
33	Nashville Rd.		Oggettini	Small Historical Church
1090	Hwy. #27	Kleinburg Vetrinary Clinic		
9450	Hwy. #27		Barretts Garden Centre	
9575	Keele St.	Khmer Buddhist Temple of Ontario		
9920	Keele St.	Five Star Montessori School of Maple		
9954	Keele St.	Maple United Church and Daycare		
9860	Keele St.	St. Andrews Presbyterian Church		
10055	Keele St.		Maple Court (Plaza)	
10059	Keele St.		Makings/Construction Source (Office)	
10103	Keele St.	St. Stephens Anglican Church and Daycare		
2126	Major Mackenzie Dr.		Law Offices	
2142	Major Mackenzie Dr.	Masonic Temple		
2174	Major Mackenzie Dr.		Heaven Studios	
2269	Major MacKenzie Dr.		Loot Bag Heaven	
2347	Major Mackenzie Dr.		Accounting Plus	
2389	Major Mackenzie Dr.	Maple Children's Montessori School, Balance of life Martial Arts		
888	Teston Rd.	Fah Wah Temple		
4	Richmond St.		Bellisima Ladies Fashion	

Appendix 1 (continued): Non-Residential & Mixed Use Establishments Receiving Municipal Collections (Pg. 2 of 3)

No	St. Name	Institutional Establishment	Commercial Establishment	Other
41	Netherford Rd.	Group Home		
55	Rockview Garden	Group Home		
26	Rockview Garden	Group Home		
22	Cherry Hills Road	Group Home		
5	Barhill Rd	Group Home		
10790	Dufferin St.	Group Home		
78	Queen Isabella Cres.	Group Home		
18	Centre St.	Thornhill Medical Centre, Hospice Thornhill, Thornhill Optical		
24	Centre St.		Horvath Studio of Photography	
34	Centre St.		Big Al's Catering and Décor	
38	Centre St.	Thornhill Veterinary Clinic		
39	Centre St.		Accounting Plus	
46	Centre St.		Martin House	
56	Centre St.		McPherson & McPherson Accountants	
57	Centre St.		Flora Dimenna Design	
66	Centre St.	Klein Gerard Doctor	International Telemangement Gorup Inc., Sheps and Associates, Sutton Group Majestic Realty Inc., World Connect Inc.	
67	Centre St.		Salon Stefano, Caprize Aesthetic Spa	
69	Centre St.	Thornhill Chiropractic		
77	Centre St.		E G Taylor Sales Co.	
78	Centre St.		Centre Stage Salon and Spa	
86	Centre St.	Northwood Academy Montessori Plus		
271	Centre St.	Thornhill Presbyterian Church and Daycare		
1137	Centre St.		Vladimir Krcmar (Land Surveying)	
1238	Centre St.	Camp Eden (Daycare/Camp)		
140	Brooke Street	Holy Trinity Church and Daycare		
1	Longbridge Ave.	Longbridge Dental Clinic		
26	Old Yonge St.			Thornhill Park Tennis Club
236	Crestwood Rd	Rita Foundation		
66	Crestwood Rd	Group Home		
36	Theodore Place	Group Home		
200	Ansley Grove	Holy Family Day Care Centre and Community Centre		
26	Bruce Street	The Village Academy		
7765	Kipling Ave.		House of Style Hair Design	
7787	Kipling Ave.		Prospect Realty	
7790	Kipling Ave.	Dr. Nick Fredele Dentist		
7924	Kipling Ave.		The Professionals Choice (Office)	
7938	Kipling Ave.		Kipling Gallery	
7945	Kipling Ave.		Woodbridge Gates Design	
7955	Kipling Ave.		Uptown Cleaners and Motion Cut Hair	
7994	Kipling Ave.		Micro Equipment	
8000	Kipling Ave.		Décor Accents	
8066	Kipling Ave.	Maplea Montessori School		

Appendix 1 (continued): Non-Residential & Mixed Use Establishments Receiving Municipal Collections (Pg. 3 of 3)

No.	St. Name	Institutional Establishment	Commercial Establishment	Other
8060	Kipling Ave.		Green Door Picture Frames	
8090	Kipling Ave.	Woodbridge United Church		
4855	Hwy. #7	Chiropodist Clinic (Dr. R.F. Clausi)		
5220	Hwy. #7	Scott Health Centre		
5326	Hwy. #7		Adult Video	Vacant
86	Woodbridge Ave.		Office	
93	Woodbridge Ave.		Convenience, Electronics	
96	Woodbridge Ave.		Tom's Barber Shop	
97	Woodbridge Ave.		Driver's Liscense Office, Lemonade Clothing	
106	Woodbridge Ave.		Woodbridge Coin Laundry	
110	Woodbridge Ave.		Pho Asia Vietnamese Restaurant	
137	Woodbridge Ave.			Woodbridge Garden & Horticultural Society (Heritage House)
145	Woodbridge Ave.	Bank of Montreal		
153	Woodbridge Ave.		Cheun Hing Resturant	
159	Woodbridge Ave.		La Style	Vacant
165	Woodbridge Ave.		Various Commercial (3)	
166	Woodbridge Ave.		Various Commercial (3)	
167	Woodbridge Ave.	Medical Clinic		
174	Woodbridge Ave.		Primavera Flowers 2000	
177	Woodbridge Ave.		Henderson's Pharmacy	
185	Woodbridge Ave.		Lawyer's Office	
232	Woodbridge Ave.		Kolstar Services Inc.	
256	Woodbridge Ave.		The Gardens of Healing & Spa	
268	Woodbridge Ave.		Various Commercial (6)	
32	Umbria Dr.	Group Home		
66	Ellergy Sq. West	Group Home		
37	Timber Lane	Group Home		
41	Timber Lane	Group Home		
135	Simmons Ave.	Group Home		
139	Simmons Ave.	Group Home		
6299	Rutherford Rd.	Vitanova Foundation		