

COMMITTEE OF THE WHOLE SEPTEMBER 2, 2003

PROPOSED REGION OF YORK HOUSEHOLD HAZARDOUS WASTE DROP-OFF SITE

Recommendation

The Commissioner of Engineering and Public Works, in consultation with the Commissioner of Legal and Administrative Services, recommends:

1. That Council advise the Region of York and the Ministry of Environment that it supports the selection of City owned property adjacent to the west access road of the Joint Operations Centre on Rutherford Road as the site for the construction of the Region of York's new Household Hazardous Waste public drop-off facility;
2. That Council endorse in principle, future expansion of the site to include a small vehicle transfer station, if such a facility can be accommodated on the site;
3. That the Region install, at their cost, traffic signals at the intersection of Rutherford Road and the west access road of the Joint Operations Centre;
4. That Real Estate staff be authorized to enter into negotiations with the Regional Municipality of York for the sale of the above noted City-owned lands to the Region of York for the purposes of constructing a HHW drop-off site, and other future waste management facilities, and report back to Council on the sale of the property; and,
5. That pending the report on the sale of land, the Region be authorized to enter onto the property and construct the facility and that the Clerk be authorized to execute a Permission to Enter and Construct agreement, subject to the usual conditions.

Purpose

To advise Council of the preferred new HHW site to service City of Vaughan and other York Region residents, and, to seek authority for the City's Real Estate staff to begin negotiations for the sale of City-owned land to York Region for the construction of the HHW site.

Background - Analysis and Options

As Council has made it clear that the existing HHW and Public drop-off facilities at the Keele Valley Landfill site are to close on December 31, 2003, York Region staff have been seeking replacement locations for these facilities. Due to its location, the Keele Valley site's highest percent of users are Vaughan residents. As was indicated in an earlier report to Council, the replacement facilities could either be built separately, or on the same site.

City of Vaughan staff met with Region staff and their consultants on three separate occasions to review sites in the area around the City's Joint Operations Centre and the adjacent Region of York's Works Yard. After reviewing a number of possible locations and site layouts for a new HHW facility, it was determined that one site was clearly superior to others. The preferred site is located on City-owned land adjacent to the west access road leading to the City's Joint Operations Centre located on Rutherford Road. This site is preferred to the other three locations because:

- the land is owned by the City of Vaughan and is adjacent to the Region of York' Works Yard
- ease of Public access via Rutherford Road
- highly visible for security reasons

- no concern for public safety associated with the adjacent site operations
- good access to emergency services and fire hydrants etc.
- the site has enough room to accommodate a permanent structure, as well as future growth needs
- there may be the potential to locate a small vehicle transfer station on the same site
- public queuing space is more than adequate
- no existing sensitive land uses within 300m of the site
- no re-zoning or site plan approvals required

Region staff indicated that they are planning to go to Council in October to seek approval to start construction of this facility. At first, it is proposed that the facility would use a pre-fabricated building, similar to the one in use at the Markham HHW site. Pending the timing of the Ministry of Environment's approval, this would allow the site to be up and running by the end of the year. The Region would then develop plans to establish a larger permanent structure on the site, and at that time, they would also look at the feasibility of constructing a small vehicle transfer station on the same piece of property. If the property could accommodate such a transfer facility, it would provide a "one stop" location where residents could properly dispose of excess waste, recycling and HHW materials.

To ensure safe motor vehicle access and egress from the proposed site, it is recommended that the Region install traffic signals at the intersection of Rutherford Road and the existing west access road. These signals would not only ensure safer public access to the site, but they would also aid City and Region Works staff, as well as Hydro Vaughan staff in exiting the JOC facilities in peak traffic periods.

In order to move ahead on the construction of the HHW drop-off facility, a Permission to Enter and Construct can be executed authorizing the Region to proceed in advance of the sale of the land. It is also recommended that Legal Services staff be authorized to commence negotiations with the Region of York for the sale of the necessary property for the construction of the proposed new facility and report back to a future Council meeting.

Conclusion

A HHW drop-off facility adjacent to the City's Joint Operations Centre would provide residents with a safe means of disposing of household hazardous wastes. It is therefore recommended that Council inform the Region of York that they support the selection of the City owned property adjacent to the west access road of the Joint Operations Centre on Rutherford Road as the site for construction of the new HHW public drop-off facility, and that Real Estate staff be authorized to negotiate the sale of the necessary property to the Region of York, and report back to Council on the sale of the land. In the interim, a Permission to Enter and Construct be executed to permit the Region to move ahead with construction of the new facility.

Attachments

1. Location Map
2. Site Layout

Report prepared by:

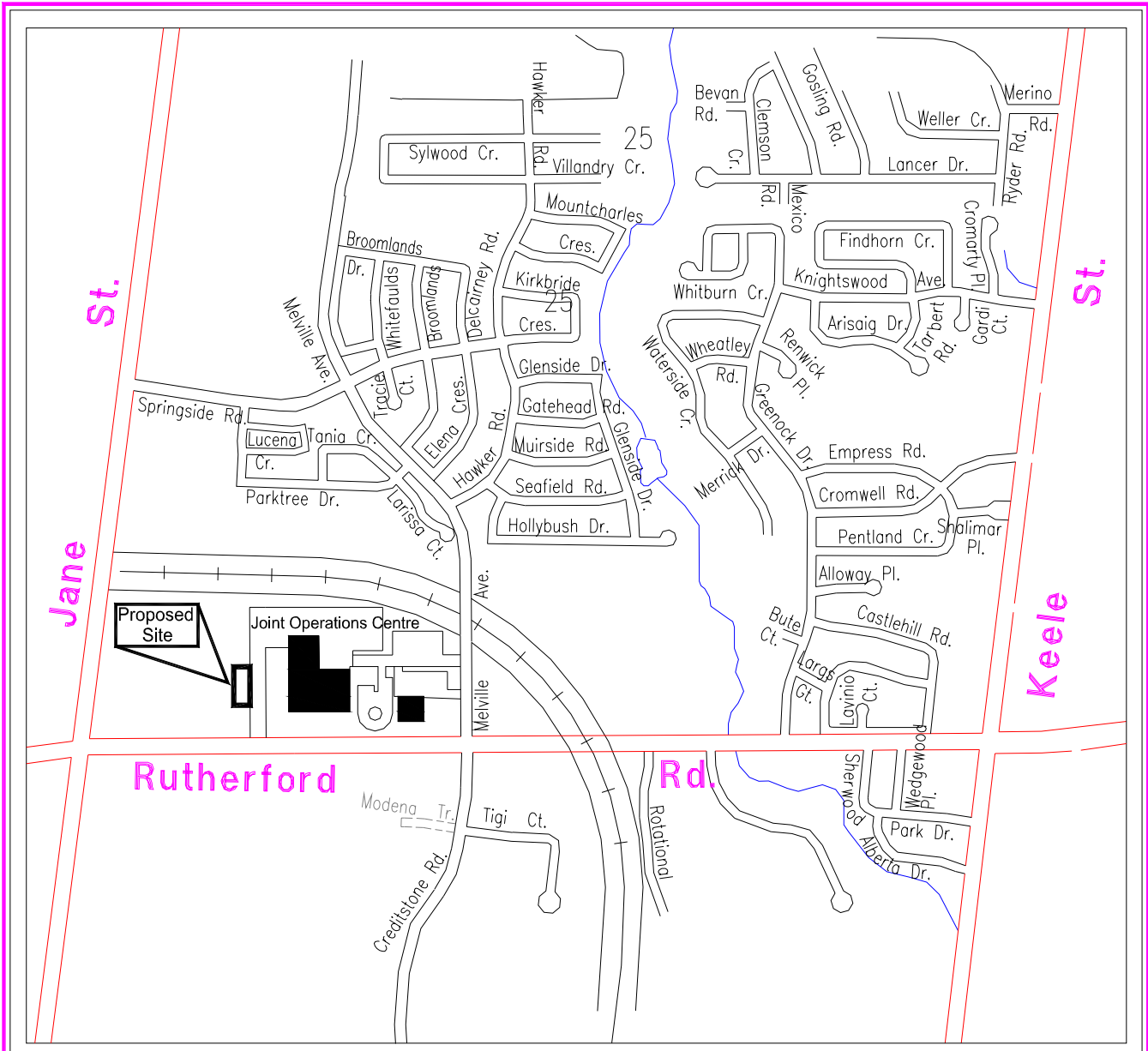
Brian T. Anthony, CRS-S, C. Tech

Respectfully submitted,

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

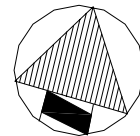
Brian T. Anthony
Director of Public Works

ATTACHMENT No. 1

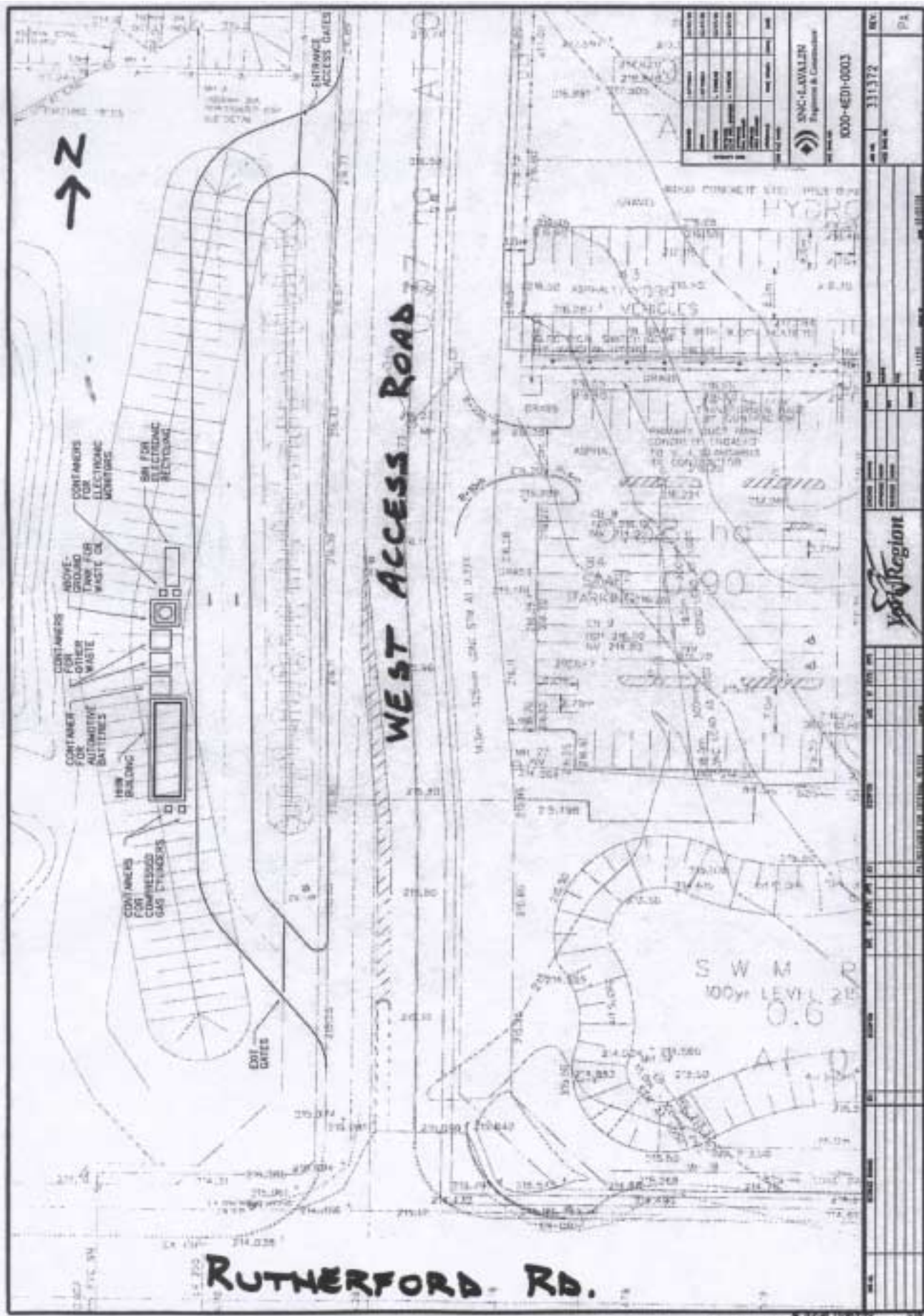


PROPOSED HOUSEHOLD HAZARDOUS WASTE DROP-OFF FACILITY

LOCATION : Part of Lot 16
Concession 4



NOT TO SCALE



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	11/11/03	JK
2	ISSUED FOR CONSTRUCTION	11/11/03	JK
3	ISSUED FOR AS-BUILT	11/11/03	JK
4	ISSUED FOR RECORDS	11/11/03	JK

SNC-LAWALLEN
 Engineers & Constructors
 1000-601-0003
 REV: 331372
 P4

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1	ISSUED FOR PERMITS	11/11/03	JK
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CADD DRAWING