

COMMITTEE OF THE WHOLE APRIL 30, 2007

RECYCLING IN NEW RESIDENTIAL APARTMENT/CONDOMINIUM BUILDINGS
GENERAL FILE 14.55

Recommendation

The Commissioner of Planning and the Commissioner of Engineering and Public Works recommend:

1. THAT the Development Planning Department amend its standard Site Plan Application Form to require an applicant for a multi-unit residential apartment/condominium building to submit a "Waste Collection Design Standards Submission" consistent with the Public Works Department's draft document entitled "Waste Collection Design Standards Policy", wherein the applicant will be required to provide with the submission, typical floor plan(s) that depict the location and type of a multiple-sort disposal system that is required on each floor (to separate garbage, recyclable, and organic materials) and shall also include information on collection access routes, storage areas for garbage, recycling and other waste materials, and designated loading areas;
2. THAT the Development Planning Department amend its standard Site Plan Agreement to include appropriate wording to affirm that recycling must be implemented within multi-unit residential apartment/condominium buildings in accordance with the Environmental Protection Act Regulation (103/94) and the approved site plan drawings, and that the executed Site Plan Agreement include the final approved "Waste Collection Design Standards Submission"; and,
3. THAT the Building Standards Department ensure through the Building Permit review that the internal storage room for garbage/recycling and the associated multiple-sort disposal system on each floor of the multi-unit residential apartment/condominium building are consistent with the approved floor plan(s) appended to the executed site plan agreement.

AND THAT should the applicant wish to make any alterations to the Building Permit plans with respect to the proposed recycling, that any such proposal be resubmitted to the Development Planning Department for recirculation and approval, and that the Building Standards Department place orders for non-compliance with the approved drawings where appropriate.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

To implement new procedures through the Site Plan and Building Permit processes to ensure waste diversion in new residential apartment/condominium buildings.

Background - Analysis and Options

The various City Departments currently review site development applications to ensure that recycling is implemented in the internal design of apartment/condominium buildings, in accordance with the Environmental Protection Act, Ontario Regulations 103/94 and 102/94 pertaining to Multi-Unit Residential Source Separation (Recycling) Programs and Waste Audits/Waste Reduction Work Plans, respectively.

To address recent comments made by Council, the Development Planning Department has met with the Public Works, Engineering and Building Standards Departments to review current procedures and to recommend initiatives to ensure that waste reduction opportunities are clearly documented so as to be incorporated by the development community into new mid/high rise residential apartment/condominium buildings through the Site Plan approval and Building Permit processes. This report will also briefly discuss the draft "Waste Collection Design Standards Policy" that is being finalized by the Public Works Department to address all development forms (ie. residential, commercial, industrial, and institutional), and will be completed in Spring 2007.

a) Draft "Waste Collection Design Standards Policy"

The Public Works Department is currently finalizing a "Waste Collection Design Standards Policy", which will provide the development community with guidelines to address new development proposals, including recycling within residential apartment/condominium buildings, to be implemented through the Site Plan approval and Building Permit processes.

The draft policy document (Section 4.1.1) indicates the following as it relates to multi-unit residential developments:

"For multi-unit residential developments, general access to recycling shall be as convenient as access to garbage disposal. To this end, the "Owner" or designate shall construct and make available a multiple-sort disposal system (i.e. tri-sorter, multiple chutes, bi-sorter) that permits the disposal of recycling and garbage on each floor. It is also necessary to provide a separate yet attached recycling room for all owner/tenant access, especially in buildings incorporating compaction equipment.

The multiple-sort system must be designed in such a way that permits for the increase or decrease of waste streams, if so required in the future. Refer to Appendix 'C' for Regulation 103-94 of the Environmental Protection Act for materials that must be recycled in multi-unit residential establishments.

For larger items that do not fit in the multiple-sort disposal system provided on each floor, the "Owner" or designate shall provide an internal storage room solely dedicated to this purpose (refer to section 4.4) to temporarily store white goods, bulky items and other waste materials that may be generated by occupants of the development. The internal storage room shall be clean, well marked and conveniently accessible to residents of the development. No waste materials shall be stored outside between collection days."

The draft policy document (Section 4.1.3) will also require that the following information be provided with the site plan application reflecting conditions both within and outside of the building:

"The "Owner" or designate must provide a Waste Collection Design Standards Submission to the City with the submission of a development application. Please refer to Appendix 'B' for a template for the required submission. In addition to

general information requirements, a site plan of the development must accompany the submission and must clearly identify the following:

- a) COLLECTION ACCESS ROUTE and all applicable requirements therein (i.e. width of road, type of road construction, turning radius). Please refer to section 4.2 of this document for more information on 'Access Routes'.
- b) DESIGNATED LOADING (COLLECTION) AREA and all applicable requirements therein (i.e. type of loading area construction, dimension of loading facility, how bins will be lined up, etc.). Please refer to section 4.3 of this document for more information on "Loading Areas".
- c) INTERNAL STORAGE AREA (or where approved, an external garbage enclosure) for garbage and recycling and other waste materials. The Site Plan shall show the size of the storage area and the number of requisite bins for garbage and recycling. Please refer to section 4.4 of this document for more details on "Storage Areas".
- d) TYPE OF COLLECTION METHOD proposed for the collection of recycling, garbage and other applicable waste streams (i.e. front-end collection).
- e) DRAWINGS SIGNED OFF BY A PROFESSIONAL ENGINEER OF ONTARIO supporting that all requirements identified in this document have been met.
- f) TYPICAL FLOOR PLAN(S) showing the multi-sort system on every floor.
- g) DETAILS OF MULTI-SORT AND/OR COMPACTION SYSTEM USED.
- h) NUMBER OF RESIDENTIAL DWELLING UNITS IN DEVELOPMENT."

The "Waste Collection Design Standards Policy", when it is completed by the Public Works Department in Spring 2007, will assist developers and their consultants to incorporate recycling initiatives into their building and site design. In the interim, the Public Works Department will continue to review the site plan proposal that is circulated to their Department, and provide appropriate comments to the applicant and Development Planning Department to ensure recycling is incorporated into the building design.

b) Site Plan Review Process

The Development Planning Department currently circulates site plan drawings proposing new mid/high rise residential apartment/condominium development to all appropriate internal and external public agencies including the Public Works, Engineering and Building Standards Departments. Currently, the Site Plan Application Form does not require applicants to submit internal floor plans with their application, as the site plan approval process concentrates on the exterior of the building and the overall site and landscape design, in accordance with the requirements of the Planning Act. When floor plans are submitted, they are usually done so at a later date, when requested by certain Departments to review certain aspects of the internal building layout as it relates to the external building footprint and design.

The Development Planning Department will be amending its Site Plan Application Form to require an applicant to submit with the initial application, a 'Waste Collection Design Standards Submission' (as proposed by the Public Works Department), which shall include, in part, a typical floor plan(s) to show the location and type of the multiple-sort disposal system that is required on every floor (to separate garbage, recyclable, organic

and other waste materials). Information concerning the collection access route, internal storage room for garbage, recycling and other waste materials, and the designated loading (collection) area, will also be required.

The site plan and floor plan will be circulated to the Public Works and Building Standards Department for review and comment, with any comments requiring revisions to be forwarded to the applicant to address. The Engineering Department will continue to review the collection access driveway and designated loading area construction that is external to the building, and used by private firms to access for collection.

The Development Planning Department will also be amending its Site Plan Agreement to include appropriate wording to affirm that recycling must be implemented in accordance with the Environmental Protection Act Regulation and the approved site plan drawings, and that the executed Site Plan Agreement include the final approved Waste Collection Design Standards Submission (including typical floor plan(s)).

c) Building Permit Review Process

Upon execution of the implementing site plan agreement, the Building Standards Department may begin to process the Building Permit application, and will confirm that the internal storage room for garbage, recycling, organic and other waste materials and associated multiple-sort disposal system required on each floor are consistent with the approved floor plan(s) appended to the executed site plan agreement.

It is noted that the internal garbage/recycling is not considered applicable law, the applicant could submit revised drawings to the Building Standards Department for approval, and the Building Standards Department would be obligated under the Building Code Act to approve them. However, should the applicant wish to make any alterations to the Building Permit plans with respect to the proposed recycling, that any such proposal be resubmitted to the Development Planning Department for recirculation and approval, and that the Building Standards Department place orders for non-compliance with the approved drawings where appropriate.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-3', "Safeguard Our Environment", and 'A-5', "Plan and Manage Growth".

Regional Implications

N/A

Conclusion

To address recent comments made by Council, the Development Planning Department has met with the Public Works, Engineering and Building Standards Departments to review current procedures and to recommend initiatives to ensure that recycling opportunities are clearly documented so as to be incorporated by the development community into new mid/high rise residential apartment/condominium buildings through the Site Plan approval and Building Permit processes. The Public Works Department is finalizing its "Waste Collection Design Standards Policy", which will provide the development community with guidelines to incorporate into new development proposals, including recycling within residential apartment/condominium buildings. A report on this matter appears elsewhere on this agenda.

The Development Planning Department will also be amending its Site Plan Application Form to require the applicant to provide a "Waste Collection Design Standards Submission" (as proposed by the Public Works Department), which shall consist of a typical floor plan(s) to show the location and type of multiple-sort disposal system required on every floor (to separate garbage, recyclable, organic and other waste materials), as well as, other information required in the Public Work's Department draft "Waste Collection Design Standards Policy".

The Development Planning Department will also be amending its Site Plan Agreement to include appropriate wording to affirm that recycling must be implemented in accordance with the Environmental Protection Act Regulation and the approved site plan drawings, and that the executed Site Plan Agreement include the final approved Waste Collection Design Standards Submission (including typical floor plan(s)).

Upon execution of the implementing site plan agreement, the Building Standards Department will review the Building Permit drawings to confirm that the internal storage room for garbage, recycling and the associated multiple-sort disposal system on each floor are consistent with the approved floor plan(s) appended to the executed site plan agreement.

Attachments

N/A

Report prepared by:

Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

BILL ROBINSON
Commissioner of Engineering and
Public Works

BRIAN ANTHONY
Director of Public Works

/LG