

COUNCIL JUNE 23, 2003

KEELE VALLEY SMALL VEHICLE TRANSFER STATION AND HHW DEPOT

Recommendation

The Commissioner of Engineering and Public Works recommends that:

Council provide direction with respect to the recommendation contained in the Regional Municipality of York's June 18, 2003, Transportation and Works Committee Agenda, Report No. 15, in which Committee recommended that the Region request the City of Vaughan to allow for the continued operation of the Keele Valley Small Vehicle Transfer Station and Household Hazardous Waste (HHW) Depot for a period of one year past December 31, 2003.

Purpose

To seek Council's direction concerning the possibility of the Region seeking Vaughan's approval to operate the existing small vehicle transfer station and HHW drop-off at the Keele Valley Landfill site beyond 2003.

As the Region's Council meeting is not scheduled until after Vaughan Council's last meeting before the summer hiatus, this report is being brought forward in order for Vaughan Council to be aware of the issue, and provide direction with respect to handling this issue in a timely manner.

Background - Analysis and Options

On November 25, 2002, Vaughan Council approved the following recommendation:

"That Council advise the Region of York that it has no objection to the continued operation of the HHW and public waste drop-off areas at the City of Toronto's Keele Valley Landfill Site for 2003, with the understanding that continued operation after 2003 would be dependant upon the City and Region coming to an agreement with respect to site improvements, landscaping details, and final land uses for the area."

On June 18, 2003, York Region's Transportation and Works Committee had before it a report concerning the existing small vehicle transfer station and HHW depot at Keele Valley. The report contains the following recommendations:

- 1. Regional staff be directed to conduct a search for a site within the southwestern part of the Region for the establishment of a Household Hazardous Waste Depot; and, a site within the southern part of the Region for the establishment of a Small Vehicle Transfer Station where residents, and possibly even small businesses, can deliver their disposable solid waste, compostable yard waste and recycling materials; with the understanding that it may be possible to establish both facilities on the same site depending on the siting criteria used.*
- 2. The Council of the City of Vaughan be requested to provide its consent to allow the existing Household Hazardous Waste Depot and Small Vehicle Transfer Station at the Keele Valley Landfill Site to remain in operation for a two-year period beyond the end of 2003 so that new replacement facilities can be licensed, constructed and placed into operation on a site(s) identified through the process described by Recommendation No. 1 above.*
- 3. Further to Recommendation No. 2 above, Regional staff be directed to:*

Apply to the Ministry of the Environment for an amendment to the Certificate of Approval to allow the existing facilities at Keele Valley to remain in operation for a two-year period beyond 2003, conditional upon Vaughan Council providing its consent.

Continue their negotiations with the City of Toronto for the lease of the existing facilities for a two-year period beyond the end of 2003.

At the Region's June 18, 2003, Transportation and Works Committee, there were a number of deputations made against the continued operation of this site past the December 31, 2003 period. The two-year period suggested by the Region's staff was felt to be too long a period for this process (site search, design, build and commission). As a result of the deputations, the Region's Transportation and Works Committee amended the time period in Recommendation 2 above to a one-year period. Notwithstanding the change recommended by the Committee, the Item must still go before Regional Council on June 26, 2003, where further changes, including reversing the recommendation of Committee, may take place.

In the Region's report, four options were reviewed to deal with the issue of providing residents in the southern portion of the Region with a location where HHW materials can safely be disposed, and excess waste could be disposed of and excess recyclable materials could be taken.

Option 1

The first option was to close and not replace both facilities. As was noted in Vaughan staff's initial report to Council in 2002, the Region operates three other sites in the Region for residents to take their materials. However, Region staff noted that closing these facilities and not replacing them would result in increased travel for many residents who currently use the facilities, and the closure will likely result in many residents not making the effort to go to a more distant facility. Region staff noted that if the site was closed and no replacement facilities were provided, materials may end up in roadside ditches, and it would also reduce the Region's overall diversion rate.

Option 2

The second option was to search for a HHW site only. Region staff estimated cost of this facility would be just over \$2 million, and would require a site of approximately 2 acres in size.

Option 3

The third option was to search for separate sites for both a HHW depot and a small vehicle transfer station. This would allow the placement of the HHW facility on its own 2 acre site, and allow for the small vehicle transfer station to be sited on its own site of approximately 5 – 7 acres in size, at a cost of approximately \$4 million. This option could allow for the staging of the projects, and would allow for more options in terms of siting.

Option 4

The fourth option was to keep both existing facilities in operation permanently. The cost was estimated at approximately \$500,000, assuming Vaughan did not want significant site improvements. Region staff indicated that among the considerations to this option, is the fact that zoning compliance needs to be confirmed past 2003.

The Region's short term goal is to maintain the existing operations at Keele Valley to ensure that residents in the southern part of the Region are provided with a facility where they can safely dispose of HHW materials, dispose of small amounts of waste, and can take excess recyclable materials, until a new facility can be put into operation.

In the long term, Region staff has recommended Option 3, which is to search for a site, or sites, to construct a HHW depot and a Small Vehicle Transfer Station. However, in the body of the report, it states, " Furthermore, the Keele Valley Landfill site could be one of the candidate sites to be considered if it satisfies the siting criteria." Currently the Keele Valley site does not accept waste from Industrial, Commercial or Institutional sources. However, the report indicates that if a new site is found, it may be possible to serve small businesses in addition to residents.

Although a two-year extension period may seem extensive, the approach recommended in the Region's staff report takes into account the potentially rather lengthy time periods that the acquisition, design, construction and licensing of new facilities may take. On the other hand, Region staff also indicated that if an existing site and facilities are found, and are suitable for their purposes, they could be in operation as early as 2005.

Notwithstanding the Region has asked for Vaughan Council's authorization for the continued operation of the existing facilities, in order for the facilities to remain in operation two years beyond 2003, the Ministry of the Environment will require the Region to undertake a comprehensive public consultation process as part of the issuance of a new Certificate of Approval. The comments received from the public would be taken into account by the MOE in making its final decision on the matter.

On May 8, 2003, the Region held a public meeting with Vaughan C.A.R.E.S. to discuss the existing facility and its potential continued use. At the meeting, it was made quite clear by the members of Vaughan C.A.R.E.S. that they do not want the facility to continue its operation. While the members recognized the need for such a facility, they indicated verbally, and followed up in writing to the Region, that they do not want such a facility in the Maple community. At this point, the Region has not had any other public meetings with residents in the other areas of the City.

The statistics given by the Region from the first quarter of the year indicate that the majority of trips to the HHW depot (59%) and the small vehicle transfer station (35%) are from Vaughan residents. As such, these facilities are providing a service to Vaughan residents. Notwithstanding this, there is no reason that such facilities must be located at their present location in order to be effective.

Should Council wish to permit the continued operation of this site for any period of time beyond December 31, 2003, Council may consider making their approval conditional upon certain criteria, such as:

- Allowing the site to remain open for a further 12 month period (which coincides with the Region's earliest time frame for another site to be open), and any further extensions after that point be made on 1 - 3 month basis
- Ensuring that all industrial, commercial and institutional wastes remain banned from the site
- Maintaining the existing 1 tonne limit per load of waste
- Improving the landscaping around the weigh scales and transfer station area
- Resolving any potential zoning issues
- Ensuring the Keele Valley site is not one of the candidate sites for long term use
- Allowing the City's Public Works and Parks Departments access to the HHW depot and waste drop-off at no charge
- Allowing relevant City staff to be involved in the development of the siting criteria, and the site search

Should Council not wish these facilities to remain in operation past December 31, 2003, Public Works staff will start to work on means of notifying the residents about the alternative locations to properly dispose of excess waste, recyclables and HHW materials.

Conclusion

Depending upon the outcome of the Region's June 26, 2003, Council meeting, the Region may be requesting an extension to operate the Keele Valley HHW depot and small vehicle transfer facility for a period of up to two years after 2003, to allow for another site or sites to be found, and design and build the facility or facilities, and put them into operation.

As Council has only authorized the Region to operate the existing HHW depot and small vehicle transfer station until the end of 2003, direction is respectfully requested prior to Council adjourning for the summer hiatus.

Attachments

N/A

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Respectfully submitted,

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Commissioner of Engineering and Public Works