

3

REQUESTS FOR COMMUNITY ENVIRONMENTAL CENTRES

The Solid Waste Management Committee recommends the adoption of the recommendations contained in the following report, September 8, 2005, from the Commissioner of Transportation and Works:

1. RECOMMENDATIONS

It is recommended that:

1. Council support the City of Vaughan's request that the Region construct a Community Environmental Centre in Vaughan provided the City and Region are able to identify an appropriately zoned and adequately sized parcel of land before January 1st, 2006 for acquisition by the Region and conditional upon consideration of the 2006-2007 Capital budgets.
2. Council support the Town of Richmond Hill's request that the Region construct a Community Environmental Centre in Richmond Hill to be located adjacent to the Town's Operations Centre on Elgin Mills Road conditional upon consideration of the 2006-2007 Capital budgets.
3. The Region issue a purchase order to SNC-Lavalin Engineers and Constructors in respect to the completion of the preliminary designs and preparation of all documents required by the Ministry of the Environment for Environmental Protection Act approvals for Community Environmental Centres in Richmond Hill and Vaughan, not to exceed \$95,000 (excluding GST) pursuant to the sole source provisions of the Purchasing By-law.
4. Council request the Towns of Aurora, King and Whitchurch-Stouffville to identify their interest in having a Community Environmental Centre located in their municipality and if so, work with the Region to identify appropriately zoned and adequately sized parcels of land by August 30, 2006 for consideration by the Region.

2. PURPOSE

This report provides a summary of the requests (*see Attachments 1 and 2*) the Region has had from the Town of Richmond Hill and City of Vaughan for Community Environmental Centres (CECs) and outlines the Region's plans for implementation.

3. BACKGROUND

Council adopted Clause 9 of Report No. 6 of the Transportation and Works Committee in June 2003 directing staff to:

“Conduct a search fora 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 recyclables materials.....”.

Staff reviewed the results of the site search with Regional Committee and Council in January 2004. Council subsequently directed staff to request assistance from the Towns of Markham and the City of Vaughan in finding suitable sites. Markham notified the Region that the selected site in Markham was unavailable while Richmond Hill and Vaughan staff and politicians continued to work with Regional staff to find appropriate sites.

4. ANALYSIS AND OPTIONS

In November of 2004, Region Council held a workshop to discuss key waste management issues facing the Region. Among the issues discussed was the need to develop a series of CECs across the Region. The centres would facilitate convenient drop-off of materials that can't effectively be collected curbside.

At present, the Region has the following four drop off locations, each accepting a range of materials (*see Attachment 3*):

- Georgina Waste Transfer Station and HHW Depot
 - yard waste, HHW, electronics, white goods, recyclable material, garbage and tires
- East Gwillimbury HHW and Recycling Depot
 - HHW, electronics, white goods and cardboard
- Markham HHW Depot
 - HHW and electronics
- Vaughan HHW Depot
 - HHW and electronics

Preliminary research conducted by Ipsos Reid in September of 2004 on behalf of the Region suggests that almost 97% of residents would value the presence of a conveniently located CEC. Moreover, approximately 79% would support locating a CEC in their neighbourhood. However, residents indicated that the maximum length of time they would be willing to travel to a CEC would be approximately 17 minutes. Therefore, a strategically located network of these facilities is ultimately required.

Based on positive feedback received from the workshop, Regional staff incorporated construction of several CECs into the proposed 10 year Solid Waste Management Capital Plan. The Solid Waste Management Capital Reserve was funded from royalties paid to the Region by the City of Toronto while the Keele Valley Landfill was operating. The intent of the reserve fund was to construct long-term waste management infrastructure that would benefit the Region and reduce our dependency on landfill. CECs enable residents to recycle and reuse goods at a convenient location in their community. There are sufficient funds in the reserve to support construction of three such facilities.

4.1 Municipal Requests for Community Environmental Centres

To date, requests have been received from the City of Vaughan and Town of Richmond Hill for the Region to consider constructing CECs within their jurisdictions. The Town has already identified lands suitable for this purpose on Elgin Mills Road. The City has also identified several possible locations within Vaughan and discussions are underway regarding their suitability.

The Region retained SNC-Lavalin Engineers & Constructors in 2003 at a cost of \$71,000 (excluding GST) to complete the siting exercise described in Section 3 of this report and to complete a conceptual design of the CEC in Vaughan. Staff and SNC-Lavalin have worked closely with Vaughan staff and have prepared eight conceptual designs at the City's Dufferin works yard. The outstanding issue on the site is that it is too small and the City is considering acquiring neighbouring properties. It is proposed that the Region request the City to finalize its intentions for the site by the end of this year or continue working with the Region to find another site that is adequately sized. SNC-Lavalin believes that they can complete the original scope of the work on budget if one of the eight conceptual designs is chosen.

It is recommended that Council continue to support development of a CEC in the City of Vaughan provided a suitable location can be identified by the City and the Region by January 1st, 2006. It is further recommended that Council support development of a second CEC in the Town of Richmond Hill adjacent to the Town's Elgin Mills works yard, between Leslie Street and Bayview Street. Staff proposes to retain SNC-Lavalin to complete its current work on the Vaughan facility and prepare a preliminary design and all documentation required for the Ministry of the Environment for approval under the Environmental Protection Act. SNC-Lavalin has stated that this would add \$20,000 to their current budget. It is further proposed that the Region retain SNC-Lavalin to complete a preliminary design and all MOE approval applications for the Richmond Hill facility given their history and experience on the Vaughan HHW facility and CEC. Their estimated fee for the work would be \$75,000 (excluding GST). The total consulting fees to complete the preliminary designs and MOE approvals would therefore be \$95,000 (excluding GST).

4.2 Locating Additional Community Environmental Centres

Informal discussions have also taken place with staff of several of the municipalities north of Vaughan and Richmond Hill as this geographic area, in the middle of the

Region, is under serviced with respect to HHW facilities and public drop-off locations. Staff intends to consider siting one or more CECs in the northern parts of the Region as budget, municipal interest and population growth warrants further infrastructure development in this area.

Siting of HHW facilities and CECs in York Region has proven to be difficult and required the assistance of the local municipalities. The 10-Year Solid Waste Management Capital Plan includes a third CEC to be constructed by 2009. It is therefore proposed that the Region request the Towns of King, Aurora and Whitchurch-Stouffville to confirm if they are interested in locating a CEC in their municipality. In addition, it is recommended that if they are supportive of the concept that they work with the Region to identify a suitable location for such a facility. The main considerations for suitable property are as follows:

- A minimum of five acres excluding required setbacks.
- Zoning appropriate to accommodate storage and handling of waste in roll-off bins, bunkers and on containment pads.
- Appropriate separation from residential and retail areas to avoid odour, dust and noise complaints associated with the management of waste.

It is proposed that Regional staff work with the local municipal staff in these communities over the next 12 months to determine if there is a suitable site and formally request a response from the local municipalities by August 30, 2006.

Regional staff is also exploring options to fund the construction of additional facilities for other interested municipalities between 2009 and 2015.

5. FINANCIAL IMPLICATIONS

Experience with development of similar facilities in Peel Region suggests they will cost between \$3.9 and \$5.7 million to construct depending on land acquisition and development costs. The proposed Solid Waste Management 10-Year Capital Plan includes \$5.5 million in funding for each of the three Community Environmental Centres contemplated in this report. There are sufficient funds in the 2005 Capital Budget for the required consulting fees to retain SNC-Lavalin. Operating costs for the CEC's is expected to range from \$125/tonne to \$235/tonne depending on the materials collected and involvement of not-for-profit organizations in facility operations. Staff estimates the operational cost to be \$1,140,000/year for the operation of each of the three CEC's.

6. LOCAL MUNICIPAL IMPACT

Cooperation with the local municipalities in the siting and development of CECs is essential. Extensive work has been undertaken with staff from the Town of Richmond Hill and the City of Vaughan to find suitable locations for the proposed CECs. Locating an additional site in the geographic middle of the Region requires discussion and input from the Towns of King, Aurora and Whitchurch-Stouffville.

7. CONCLUSION

The siting of Community Environmental Centres that include public drop off and reuse facilities as well as household hazardous waste depots throughout the Region is a key step in managing and diverting residential waste materials that cannot effectively be diverted through traditional recycling systems. The approvals of the recommendations of this report advance the creation of three such facilities in York Region.

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause are included with this report.)