

Update on Townhouse Waste Collection Options

Waste Management Strategic Advisory Committee

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Background

- Since the fall of 2016, 18,138 townhouse units, representing approximately 50% of all townhouse units in Peel, have been converted from bag-based to cart-based collection.
- In June 2019, Regional Council directed staff to immediately cease all further implementation of the cart system in townhouse complexes
- Staff was directed to report back to the Waste Management Strategic Advisory Committee on alternative townhouse waste diversion strategies, including a consultation plan for engaging the townhouse residents prior to further conversions (Resolution 2019-609)

Environmental Scan

- An environmental scan was conducted of townhouse collection methods used in other Ontario municipalities
- Municipalities use a variety of cart and bag-based programs with both manual and automated collection methods
- The method of collection for townhouse complexes was usually the same as the method used for other curbside customers

Criteria

- Staff assessed the collection methods identified in the scan using criteria that addressed the Region's objectives and the residents' concerns
- Specific criteria included whether the option:
 - Increases diversion and reduces contamination
 - Reduces wind-blown litter
 - Prevents vectors and vermin from accessing food in waste
 - Allows for a seamless transition to Extended Producer Responsibility (EPR)
 - Allows for future volume-based user fees
 - Addresses resident concerns about storage space and the desire for containers that can be carried through their home from the back yard

Criteria Summary

	Increases Diversion	Addresses Resident Concerns	Reduces Litter	Prevents Vermin and Vector	Aligns with Potential User Fee	Recommended for Inclusion as an Option
Carts	Yes	Yes – small carts and 46-80L organics carts	Yes	Yes	Yes	Yes
Bags	No	Yes	Yes	No	Yes	Yes – for recycling only
Communal Containers	No	Yes – addresses cart storage concerns	No	No	Yes	Option included for Committee's consideration as requested by Council
Open Top Containers	No	Yes	No	No	No	No

Option 1
Residents have choice of cart size for garbage and recycling

Option 1a
All residents in complex
use 100L organics cart

Option 1b
All residents in complex
use 46-80L organics cart



Options 1a and 1b were endorsed by WMSAC on January 21, 2021

5.1-19

Option 2
Residents have choice of cart size for garbage
and purchase bags for recycling

Option 2a
All residents in complex
use 100L organics cart

Option 2b
All residents in complex
use 46-80L organics cart



Option 3
Residents purchase bags for
garbage and recycling

Option 3a
All residents in complex
use 100L organics cart

Option 3b
All residents in complex
use 46-80L organics cart



Option 3 (continued)



- Bagged garbage can attract racoons and rodents and can generate litter if bags come untied or are ripped open by animals.
- Staff does not recommend bags for garbage if other options exist

Option 4

Residents purchase bags for garbage, recycling and organics and carry their waste to a communal container in designated areas of the complex

Option 4a

Residents carry bags for garbage and recycling to Front End or in-ground bins in designated areas of the complex

Option 4b

Residents carry bags for garbage, recycling and organics to Front End or in-ground bins in designated areas of the complex



5.1-23



Option 4 (continued)



- Communal bins do not increase diversion or participation
- Communal bins increase contamination
- Communal bins are known to attract rodents, especially if bags are left outside bins
- Communal bins may require loss of parking spots or green space
- Complexes must construct and maintain proper bin enclosures
- Staff does not recommend communal bins if other options exist

Option 5

Residents select receptacle for garbage, recycling and select size of organics cart



- Allowing bags for garbage can attract racoons and rodents
- Collection costs will increase with a mixed service level
- Collection contractors strongly recommend against this option due to operational and enforcement challenges
- Staff does not recommend this option

Decision Making Process in Townhouse Condominium Complexes

- For each complex, there are organizing documents that define authorities to the Board of Directors, who are voted in to act on behalf of residents in the complex.
- The organizing documents specify how decisions are to be made. This can range from:
 - Organizing a resident vote, with quorum
 - Board of Directors making the decision on behalf of the residents
 - Authority to be delegated to someone else making the decision (other rules may apply in this instance)
 - Nothing being clearly defined in the agreement
- Staff will work with the Boards of Directors to become informed of how to best connect with all residents in the complex while adhering to their organizing documents

Revised Consultation Plan

- Retain a consultation firm to work with Boards to develop the format, agenda and information to be provided to residents
- COVID dependent, consultation sessions with residents will either be in-person or virtual and staff will attend sessions as subject matter experts
- Step 1: Staff will determine with the Board of Directors, how the residents will be informed of the options
- Step 2: Staff will work with the Board of Directors to consult with residents to select preferred option and determine default option
- Step 3: Staff will support residents in selecting cart sizes for their households (if the options includes carts) and in preparing for the transition

Implementation Timelines

- Townhouse complexes requesting to be converted to cart-based collection prior to the new collection contract:
 - To the current three cart program (Option 1a) could be transitioned immediately provided that the requirements set out in the report are met
 - To the cart program with a smaller organics cart (Option 1b) could be transitioned subject to satisfactory negotiations related to pricing with Peel's waste collection contractors
- Other Council approved options will be implemented at the commencement of Peel's next collection contract

Implementation Timelines

- As directed by WMSAC on January 21, 2021, consultation plan with the Boards of Directors and residents commence in the fall of 2021 provided that staffing resources are sufficient and that COVID-19 restrictions are met with a goal that all complexes will have chosen their option, and, if appropriate, the size of the organics cart, by the end of 2022
- Staff recommends that townhouse complexes that have already been converted to carts remain on cart-based collection until the new collection contract

Summary of Options

- **Options 1a and 1b**: cart-based collection where individual households choose cart size for garbage and recycling and entire complex chooses a single cart size for organics (**endorsed by WMSAC on January 21, 2021**)
- **Options 2a and 2b**: same as Option 1 except entire complex would purchase and use bags for recycling (**endorsed by WMSAC on January 21, 2021**)
- **Option 3**: entire complex would purchase and use bags for garbage and recycling and entire complex would choose a single cart size for organics
- **Options 4a and 4b**: Residents would carry garbage, recycling and organics to communal front-end containers in a designated area of the complex (option 4a has just garbage and recycling and option 4b adds an organics bin)
- **Option 5**: individual households have choice of bags or carts for garbage and recycling and choice of cart size for organics

Next Steps

- Committee to:
 - Select and endorse and recommend to Council for approval, any additional options (beyond those endorsed at the January 21, 2021 WMSAC meeting) to be made available to townhouse complexes
 - Endorse and recommend to Council for approval, the Revised Consultation Plan, as described in this presentation

Thank you

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