
HBSA Comments

regarding

Waste Standards

Public Works Committee – November 1, 2021

Three principle concerns:

1. Proposed Standards create uncertainty for projects where stated requirements can't be met.
 2. Effect on the ability to construct middle density housing.
 3. Updated standards received last week.
-

Standards
Shape the
Built Environment



Photos by : ANDY BILLMAN
<https://www.bbc.com/news/in-pictures-57349499>



Photo : Helen Bradley

Uncertainty

1

Private vs Public pick up is at the discretion of staff.

2

Per updated standards received last week, "City recognizes flexibility will be required in older urban areas..."

Can flexibility be built into the standards?

Middle Density Housing

1

Front end collection required for any building with more than 6 units

2

Continuous forward motion or t-turn – no backing into public ROW

Latest version received last week:

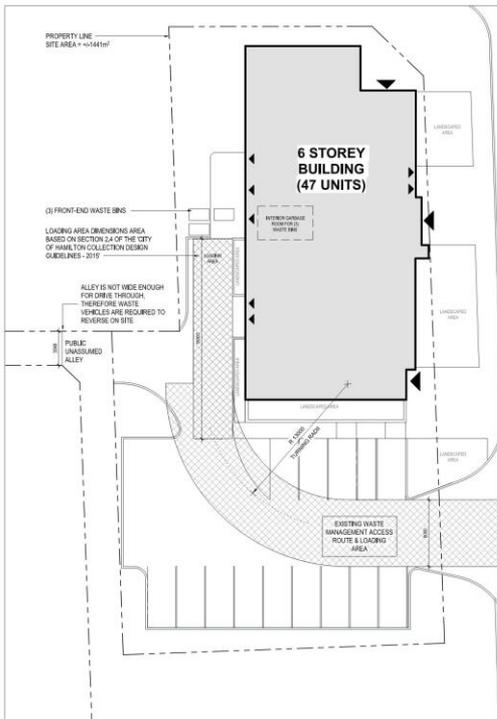
"The City recognizes, in particular, that flexibility will be required in older urban areas as well as with respect to infill development where application of the Design Requirements could conflict with other City land use planning and urban design objectives.

GENERAL LEGEND

-  BUILDING FOOTPRINT
-  BUILDING EXIT AND/OR ENTRANCE
-  EXISTING WASTE MANAGEMENT ACCESS ROUTE & LOADING AREA
-  PROPOSED WASTE MANAGEMENT HAMMERHEAD & LOADING AREA WITH-IN SITE BOUNDARY

SITE SUMMARY - BASED ON THE DRAFT CITY OF HAMILTON WASTE REQUIREMENTS FOR DESIGN OF NEW DEVELOPMENTS AND COLLECTION

- 3.3 DESIGN REQUIREMENTS FOR MULTI-RESIDENTIAL BUILDINGS
 - 6 STOREYS - SMALL MULTI-RESIDENTIAL BUILDING
 - FRONT END LOADING FOR GARBAGE
 - (3) WASTE BINS (5 m³ STORAGE EACH) BASED ON TABLE 7 NUMBER OF GARBAGE CONTAINERS FOR MULTI-RESIDENTIAL BUILDINGS
 - (3) X (3m³) = 15m³ INTERIOR STORAGE SPACE



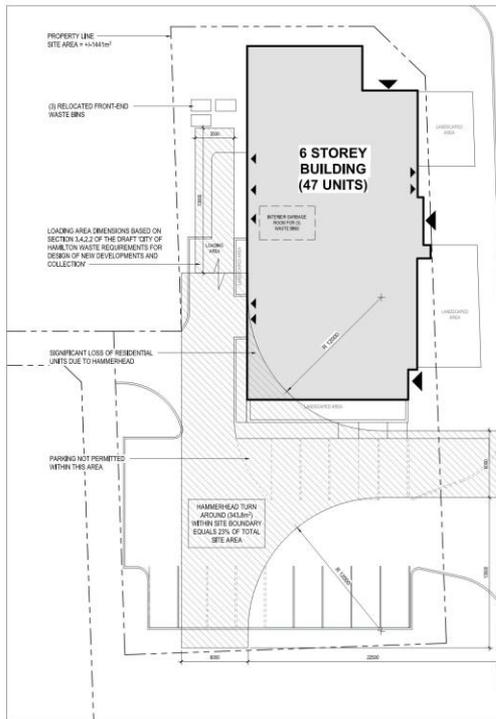
1 1430 MAIN STREET - EXISTING CONDITIONS
1:100

SITE RESULTS DUE TO PROPOSED DRAFT HAMMERHEAD

- SIGNIFICANT LOSS OF PARKING DUE TO HAMMERHEAD SPACE REQUIREMENTS (7 SPACES LOST)
- REDUCTION OF BUILDING AREA AND RESIDENTIAL UNITS DUE TO HAMMERHEAD SPACE REQUIREMENTS (MIN. 6 UNITS LOST)
- LOADING AREA IMPEDES EXITING AND EGRESS AT THE REAR OF THE BUILDING
- GOALS FOR INTENSIFICATION WOULD BE REDUCED DUE TO PROPOSED HAMMERHEAD REQUIREMENTS

TOTAL LOSSES:

- 47 UNITS IS REDUCED BY 6 TO 41 UNITS BASED ON BUILDING AREA CLEAR OF HAMMERHEAD
- 13 PARKING SPACES IS REDUCED TO 7
- REDUCTION OF PARKING MEANS FURTHER REDUCTION OF UNITS (BASED ON SECTION 5.6 OF BY-LAW 65-208 ASSUMING UNITS AS >90m², AT 0.5 PER UNIT A FURTHER REDUCTION OF 14 UNITS OCCURS)
- 47 UNITS - 6 UNITS - 14 UNITS = 27 UNITS TOTAL



2 1430 MAIN STREET - PROPOSED HAMMERHEAD IMPACTS
1:100

SITE PLAN PROVIDED BY INVIZJ ARCHITECTS INC.

DRAWING PREPARED BY TOMS + MCNALLY DESIGN

1430 Main St.

GENERAL LEGEND

-  BUILDING FOOTPRINT
-  BUILDING EXIT AND/OR ENTRANCE
-  EXISTING WASTE MANAGEMENT ACCESS ROUTE & LOADING AREA
-  PROPOSED WASTE MANAGEMENT HAMMERHEAD & LOADING AREA WITHIN SITE BOUNDARY

SITE SUMMARY: BASED ON THE DRAFT CITY OF HAMILTON WASTE REQUIREMENTS FOR DESIGN OF NEW DEVELOPMENTS AND COLLECTION

- 3.5 DESIGN REQUIREMENTS FOR MULTI-RESIDENTIAL BUILDINGS
- 4 STOREYS - SMALL MULTI-RESIDENTIAL BUILDINGS
 - FRONT END LOADING FOR GARBAGE
 - (2) WASTE BINS @ m² STORAGE EACH BASED ON TABLE 7: NUMBER OF GARBAGE CONTAINERS FOR MULTI-RESIDENTIAL BUILDINGS
 - (2 X 5m²) = 10m² INTERIOR STORAGE SPACE

SITE RESULTS DUE TO PROPOSED DRAFT HAMMERHEAD

- SIGNIFICANT LOSS OF PARKING DUE TO HAMMERHEAD SPACE REQUIREMENTS
- REDUCTION OF BUILDING AREA AND UNITS DUE TO HAMMERHEAD SPACE REQUIREMENTS
- GOALS FOR INTENSIFICATION WOULD BE REDUCED DUE TO PROPOSED HAMMERHEAD REQUIREMENTS

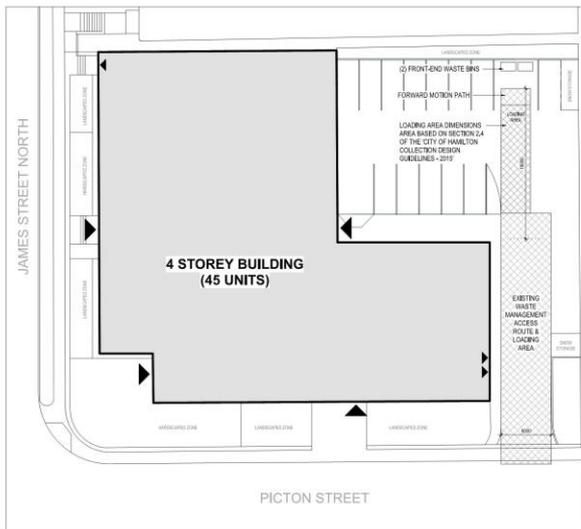
TOTAL LOSSES:

45 UNITS IS REDUCED TO 41 UNITS BASED ON BUILDING AREA CLEAR OF HAMMERHEAD

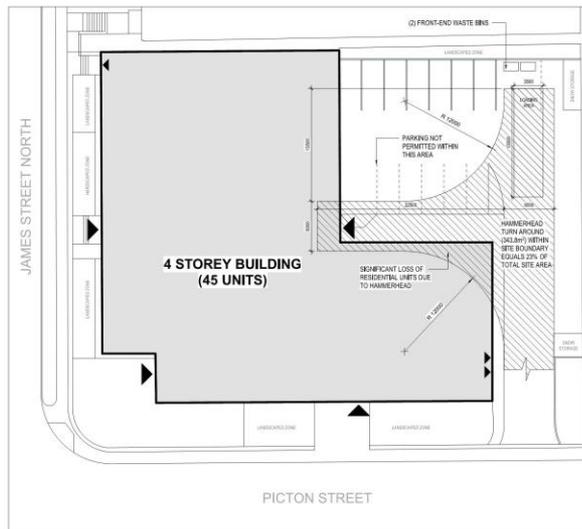
16 PARKING SPACES IS REDUCED TO 7

REDUCTION OF PARKING MEANS FURTHER REDUCTION OF UNITS (BASED ON SECTION 5.6 OF BY-LAW 05-200 ASSUMING UNITS AS >50m² AT 0.5 PER UNIT A FURTHER REDUCTION OF 14 UNITS OCCURS)

45 UNITS - 4 UNITS - 14 UNITS = 27 UNITS TOTAL



1 500 JAMES ST N - EXISTING CONDITIONS
1:200



2 500 JAMES ST N - PROPOSED HAMMERHEAD IMPACTS
1:200

SITE PLAN PROVIDED BY INVIZIJ ARCHITECTS INC.

DRAWING PREPARED BY TOMS + MCNALLY DESIGN

500 JAMES STREET N.



CONCEPTUAL SITE PLAN

Min DESIRED FUTURE BUILDING HEIGHT AS OUTLINED BY THE CITY OF HAMILTON

SITE SUMMARY: BASED ON THE DRAFT CITY OF HAMILTON WASTE REQUIREMENTS FOR DESIGN OF NEW DEVELOPMENTS AND COLLECTION

3.0 DESIGN REQUIREMENTS FOR MULTIRESIDENTIAL BUILDINGS

- 6 STOREYS = SMALL MULTIRESIDENTIAL BUILDING
- FRONT END LOADING FOR GARBAGE
- (2) WASTE BINS (4) STORAGE EACH BASED ON TABLE 7 'NUMBER OF GARBAGE CONTAINERS FOR MULTIRESIDENTIAL BUILDINGS'
- 2 X 5m² = 10m² INTERIOR STORAGE SPACE

SITE RESULTS DUE TO PROPOSED DRAFT HAMMERHEAD

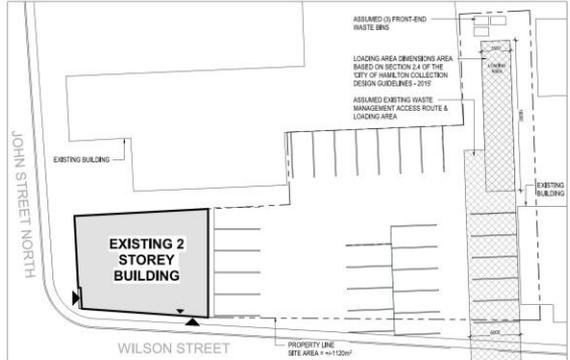
- SIGNIFICANT LOSS OF PARKING DUE TO HAMMERHEAD SPACE REQUIREMENTS AND INCREASED BUILDING FOOTPRINT TO ALIGN WITH GOALS OF INTENSIFICATION (13 SPACES LOST)
- REDUCTION OF BUILDABLE AREA AND RESIDENTIAL UNIT ALLOWANCE DUE TO LIMITED PARKING CAPACITY
- ADDITIONAL STOREYS BASED ON ZONING HEIGHT LIMITS WOULD MEAN THE BUILDING FALLS INTO 'LARGE MULTIRESIDENTIAL' GARBAGE REQUIREMENTS AND WOULD REQUIRE MORE SPACE FOR GARBAGE
- EXISTING NEIGHBOURING BUILDINGS WOULD REQUIRE DEMOLITION
- GOALS FOR INTENSIFICATION WOULD BE REDUCED DUE TO PROPOSED HAMMERHEAD REQUIREMENTS

TOTAL LOSSES:

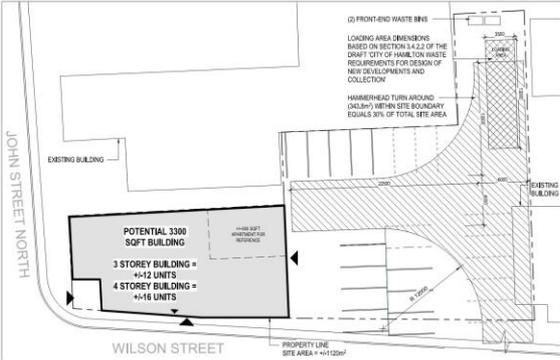
26 PARKING SPACES IS REDUCED TO 13

REDUCTION OF PARKING MEANS REDUCTION OF POTENTIAL UNITS

INCREASES TO THE OVERALL BUILDING HEIGHT WOULD ALSO INCREASE THE PARKING AND GARBAGE REQUIREMENTS



1 92 JOHN STREET - EXISTING CONDITIONS
1:200



2 92 JOHN STREET - PROPOSED HAMMERHEAD IMPACTS
1:200

DRAWING PREPARED BY
TOMS + MCNALLY DESIGN

92 JOHN ST

SITE SUMMARY - BASED ON THE DRAFT CITY OF HAMILTON WASTE REQUIREMENTS FOR DESIGN OF NEW DEVELOPMENTS AND COLLECTION

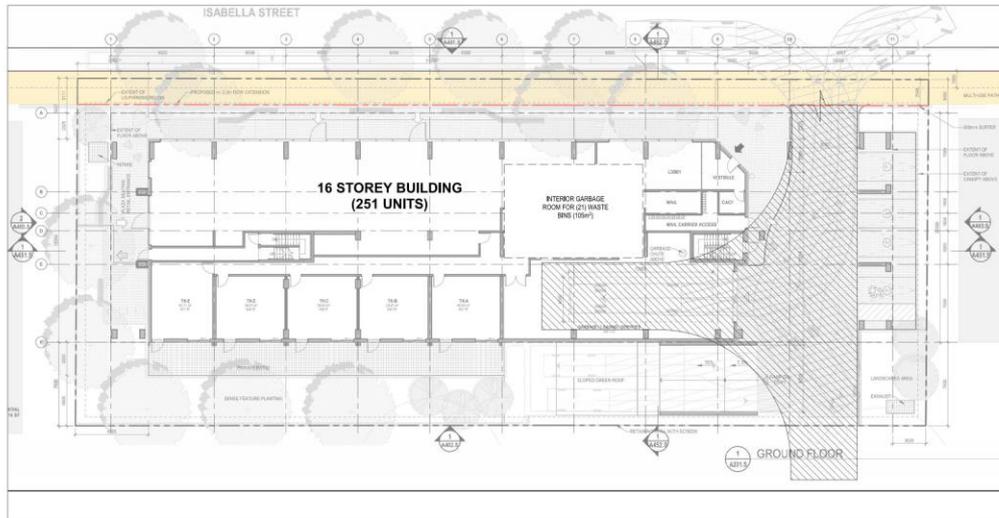
3.3 DESIGN REQUIREMENTS FOR MULTI-RESIDENTIAL BUILDINGS

- 16 STOREYS + LARGE RESIDENTIAL
- GARBAGE, RECYCLING AND GREEN CARTS
- +12 GARBAGE CONTAINERS (NON-COMPACTED)
- 6 (+7) GARBAGE CONTAINERS (COMPACTED)
- 12 RECYCLING ORGANIC CONTAINERS
- 3 ORGANIC FRONT END CONTAINERS

+ 21 CONTAINERS @ 340 EACH
 = 10840 STORAGE

SITE RESULTS DUE TO PROPOSED DRAFT HAMMERHEAD IF THE PROJECT WERE IN HAMILTON:

- LOSS OF UNITS AND OVERALL BUILDABLE AREA DUE TO REQUIRED HAMMERHEAD
- LOSS OF UNITS DUE TO SPACE REQUIREMENTS FOR INTERIOR GARBAGE STORAGE
- PROJECT WOULD REQUIRE SIGNIFICANT REDESIGN IF PLANNED FOR THE CITY OF HAMILTON



1 SITE PLAN - Isabella (Ottawa)
 1:100

SITE PLAN PROVIDED BY BDP QUADRANGLE

DRAWING PREPARED BY TOMS + MCNALLY DESIGN

Isabella - Ottawa

Recent Update

1

Most recent update was received last week.

In order to respect the process & the considerable staff effort in preparing the standard, we respectfully request time to review the updated proposed standards.

Suggestions

- 1 Defined parameters for Private/Public collection.
- 2 Smaller vehicles.
- 3 More attention paid to medium density – standard addresses greenfield and towers, but relatively silent on medium density.
- 4 More time to address outstanding items.