



City of Hamilton Proposed Waste Design Guidelines

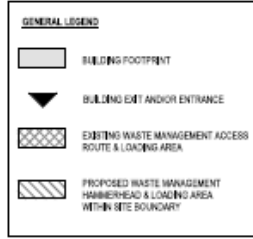
WE HBA Comments and Concerns – November 1st, 2021



Introduction



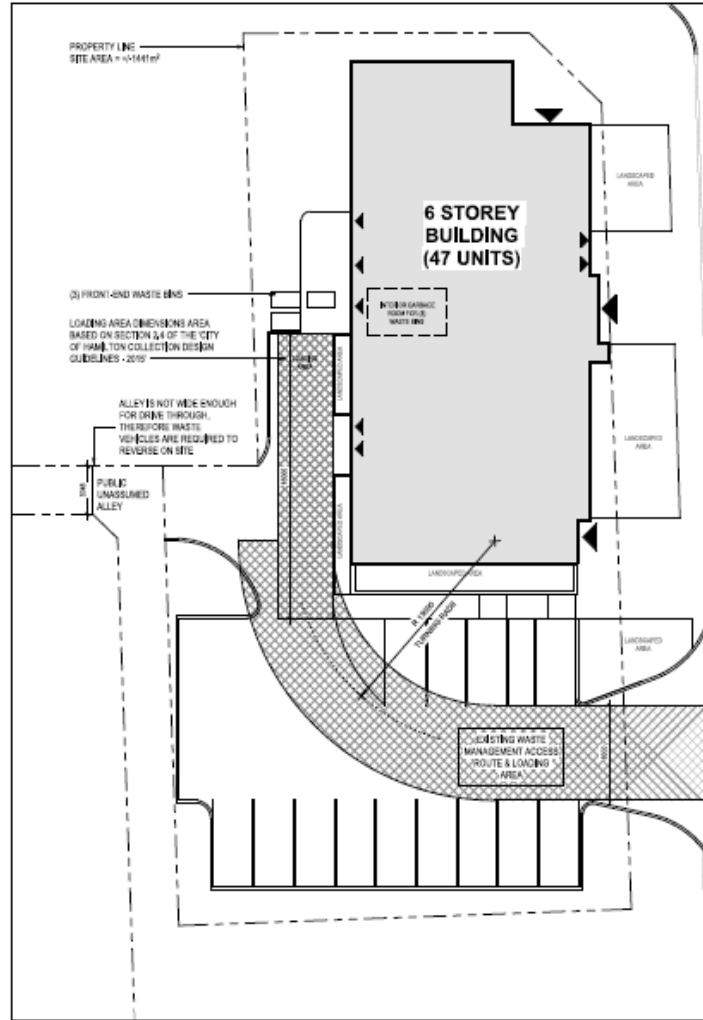
- As proposed, the City's new Waste Collection Guidelines present significant challenges for infill sites on a City-wide basis.
- WE HBA believes the guidelines conflict with the objectives of the GRIDS 2 / MCR process and the objectives of both the Provincial Policy Statement and the Provincial Growth Plan.
- The proposed guidelines will increase the amount of land required in new developments that is solely dedicated to waste storage and collection which necessitates land-use compromises. These compromises include reductions ranging from:
 - Number of units (this could render some infill sites undevelopable)
 - Number of parking spaces
 - Amount of greenspace per development
 - Density per site



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

3.5 DESIGN REQUIREMENTS FOR MULTIRESIDENTIAL BUILDINGS

- 6 STOREYS = SMALL MULTIRESIDENTIAL BUILDING
- FRONT END LOADING FOR GARBAGE
- (2) WASTE BINS (5 m² STORAGE EACH) BASED ON TABLE 7: NUMBER OF GARBAGE CONTAINERS FOR MULTIRESIDENTIAL BUILDINGS
- (3) X (5m²) = 15m² 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

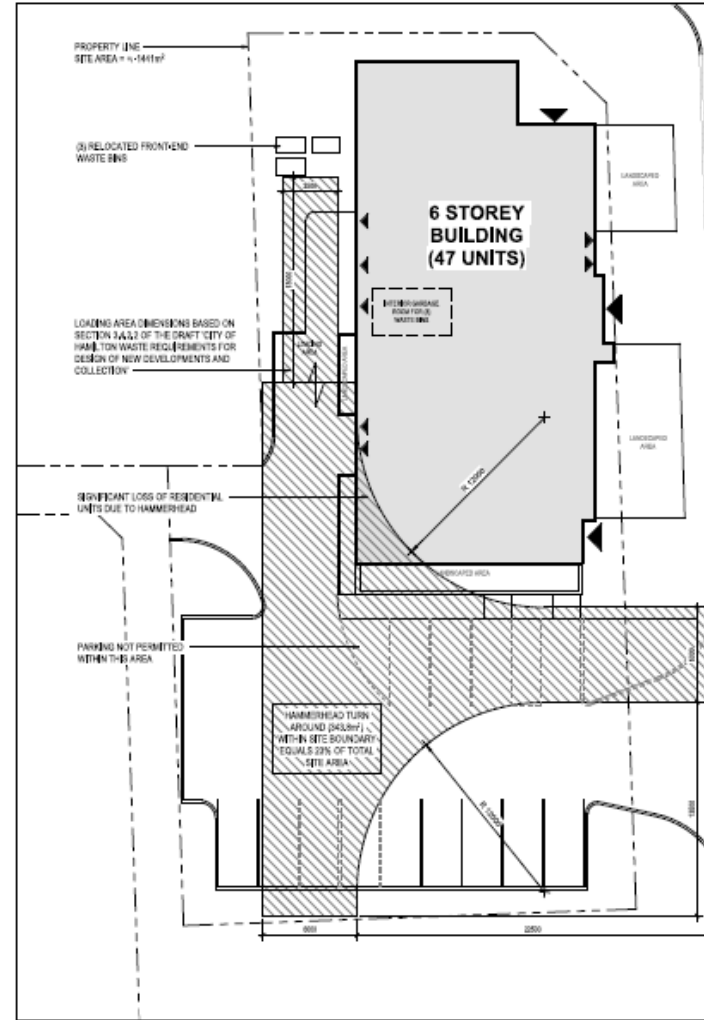
TOTAL LOSSES:

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 95-200 ASSUMING UNITS AS >50m², AT 0.5 PER UNIT A FURTHER REDUCTION OF 14 UNITS OCCURS)

47 UNITS - 6 UNITS - 14 UNITS = 27 UNITS TOTAL

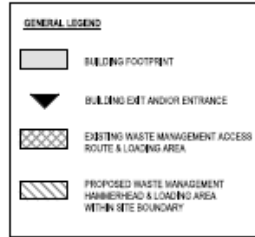


2 1430 MAIN STREET - PROPOSED HAMMERHEAD IMPACTS
1:100

SITE PLAN PROVIDED BY INVIZIJ ARCHITECTS INC.

DRAWING PREPARED BY TOMS + MCNALLY DESIGN

1430 Main St.



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 BUILDING
- FRONT END LOADING FOR GARBAGE
- (2) WASTE BINS (3 m³ STORAGE EACH) BASED ON TABLE 7: NUMBER OF GARBAGE CONTAINERS FOR MULTI-RESIDENTIAL BUILDINGS
- (2 X 3m³) = 10m² [N/A] OR 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

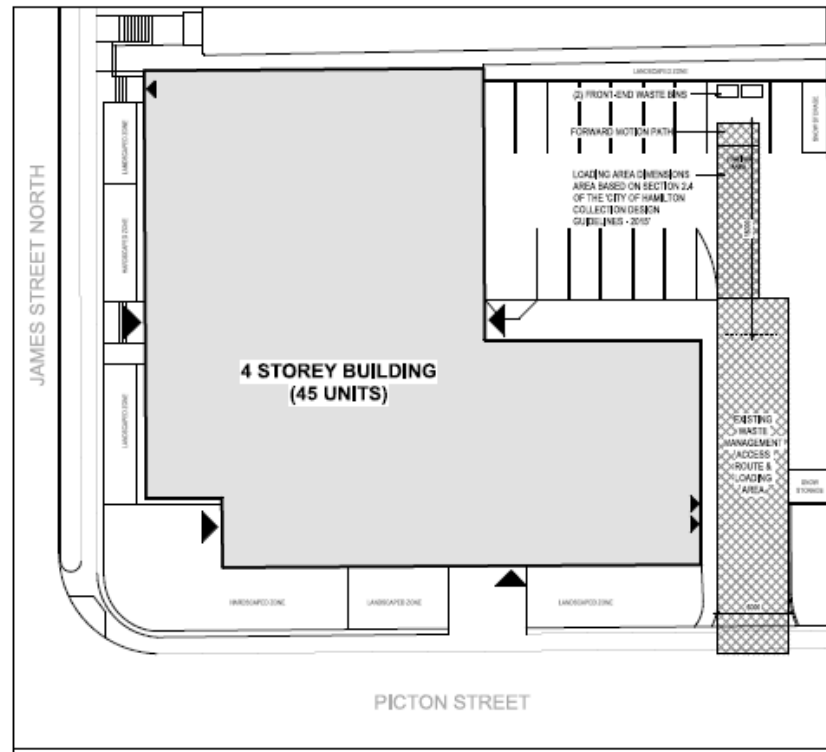
TOTAL LOSSES:

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

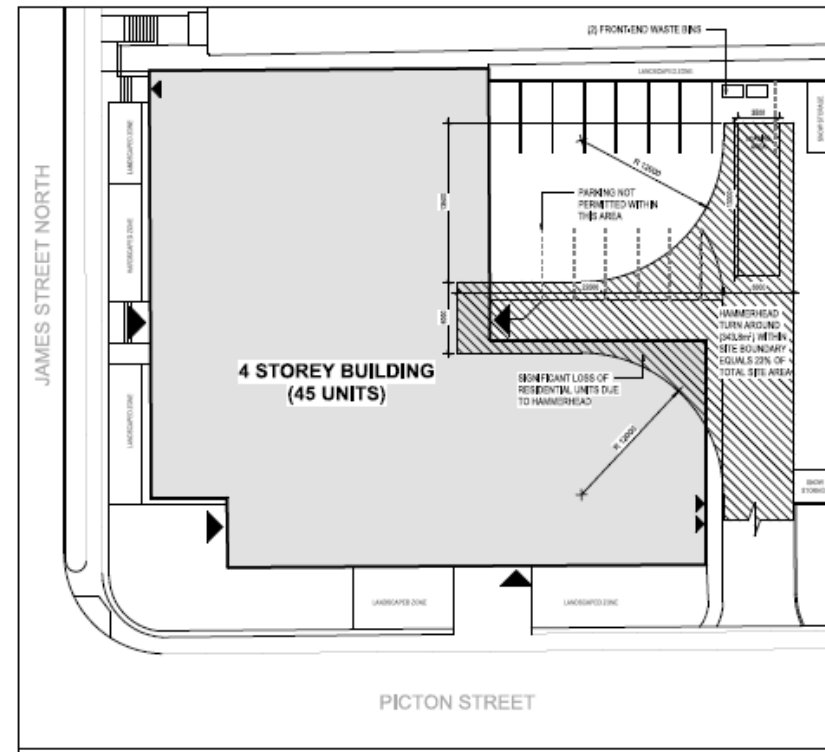
16 PARKING SPACES IS REDUCED TO 7

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.



Alternatives for Consideration

- Smaller turnaround size requirements will make it easier for infill developments to conform with the policy.
- Multi-week pick-up for large residential buildings is a key consideration for how to improve the City's standards.
- Allowing the reversal of trucks using flag persons or rear-view cameras.
- Private waste pick-up should have a clear process to follow for how a developer can qualify for it. Currently the standards proposed are ambiguous and appear discretionary.
- What other municipalities are doing:
 - Region of Waterloo provides a [garbage rebate program](#) for developments that do not receive municipal pick-up.
 - City of Ottawa registers a [warning on title](#): "Warning: Solid waste collection will not be provided by the City of Ottawa and in no case shall there be a reduction in property taxes or exemption of user fees for solid waste."
 - City of Toronto only requires [front end collection for developments above 31 units](#), as opposed to the 6 Hamilton is proposing.



Key Take-Away

WE HBA wishes to have more time to work with staff on:

- Continuing to address the challenges imposed by the T-turnaround design and storage size requirements, as well as not permitting the reversal of trucks.
- Develop a policy framework for developers to apply for and receive private pickup that does not need to comply with City standards. This framework needs to include clear identification of who is responsible for decision making about how the waste policy is implemented. WE HBA would recommend that this responsibility rest with Planning Committee.
- Find ways to address the challenges of multi-residential buildings that require multiple pick-ups per week.