



Hamilton

Response to Motion for Servicing Condo Boards
Previously Deemed Not Eligible for
Municipal Waste Collection
(PW24035) (City Wide)

Introduction/Summary

- Council approved motion on October 25, 2023 by Councillor Clark
- “That staff report back to the Public Works Committee with preferred options to either have the City compensate such condo boards for the denied service through tax credits which GFL then provides privately or to permit the City’s contracted waste company, GFL, to reverse from cul-de-sacs with a safety person, but not limited to the above options”

Options

1. Tax credit applied or refund provided to properties / units who do not received municipal waste collection services due to not meeting approved design requirements at their site
2. Allowing City and City contracted waste collection vehicles to reverse while collecting waste
3. Other – pile waste collection on the municipal road allowance

Option 1: Tax Credit or Refund

- Tax collection method in Hamilton: Property taxes distribute the cost of all non area rated municipal services to all properties without the ability to opt out of paying property taxes for services a property doesn't utilize
- Staff reviewed records from 2019 – 2023 as a sample size and found 90 single family / townhouse units on private roads that do not receive city provided waste collection service; historical estimate 3x amount

Property Type	Number	Tax portion	Total Lost Revenue
SF/townhouse	90	\$223	\$20,000
SF/townhouse	270	\$223	\$60,000
Condo high rise	5,000	\$223	\$1,115,000
Condo high rise	10,000	\$223	\$2,230,000

- If required, the Financial Planning, Administration and Policy team would require an increase of 0.5 FTE to develop and support the new tax credit

Option 2: Allow Collection Vehicles to Reverse

- The reversal of waste collection vehicles significantly increases the risk of waste collection
- Industry associations have documented that “backing maneuvers are among the leading causes of accidents in various industries, including waste and resource management” and that “according to industry data, backing represents approximately 25 percent of all injuries and accidents in the solid waste collection industry”
- This has resulted in industry associations stating that workers should “plan ahead and avoid backing whenever possible.”
- Implementing this option would require changes to the Waste Design Requirements policy
- The Waste Collection Section would require an additional 0.5 FTE to support collection vehicles to have a flag person

Municipal Scan

Municipality	Allow Reversal of Collection Vehicles on to Public Roads	Limit Reversals on Private Property to One Movement
Hamilton	No	Yes
Guelph	No	Yes
Markham	No	Yes
Richmond Hill	No	Yes
Toronto	No	Yes
Vaughan	No	Yes
Durham Region	No	Yes
Halton Region	No	Yes
Niagara Region	No	Yes
Peel Region	No	Yes
Waterloo Region	No	No – no reversing permitted

Option 3: Shared / Pile Waste Collection

- Allowing shared waste collection through “piles” at entrances to developments where collection vehicles cannot access without reversing
- This service is not currently permitted due to increased illegal dumping, increased litter and decreased waste diversion associated with this practise
- Implementing this option would require changes to the Waste Design Requirements policy
- This option may not be feasible for all properties not receiving service as it requires a certain amount of space for set out and is not practical for developments with a large number of units

Waste Design Requirements

- On November 10, 2021, Council approved the policy “City of Hamilton Waste Requirements for Design of New Developments and Collection”
- Goal is for all for all residents in the city to have access to city provided waste collection and diversion programs in a safe and efficient manner
- This policy directs developers how to design new developments to receive municipal waste collection and includes:
 - Limiting the number of reversals on private roads to one on small in-fill developments where it is not possible to enter and exit in a forward motion without reversing on-site
 - Developers are not permitted to opt for private waste collection without staff accepting the rationale for this option

Staff Recommendation

- Staff recommends that Council continue to support the current service level of only providing waste collection to properties that have been designed according to the policy “City of Hamilton Waste Requirements for Design of New Developments and Collection” which was approved by Council on November 10, 2021, through Report PW21061
- The recommendation supports a consistent approach across the City that maintains safety and reduces risk, does not impact the tax base and provides accessible and efficient waste collection



Hamilton

Thank you.