

**Report to/Rapport au :**

**Planning Committee  
Comité de l'urbanisme**

**and Council / et au Conseil**

**October 31, 2012  
31 octobre 2012**

**Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice  
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CITY WIDE / À L'ÉCHELLE DE LA VILLE

Ref N°: ACS2012-PAI-PGM-0243

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**SUBJECT: SOLID WASTE COLLECTION DESIGN GUIDELINES FOR MULTI-  
UNIT RESIDENTIAL DEVELOPMENT**

**OBJET : LIGNES DIRECTRICES EN MATIÈRE DE CONCEPTION DE LA  
COLLECTE DES DÉCHETS SOLIDES POUR L'AMÉNAGEMENT  
D'IMMEUBLES À LOGEMENTS MULTIPLES**

**REPORT RECOMMENDATION**

That the Planning Committee recommend Council approve the Solid Waste Collection Design Guidelines for Multi-Unit Residential Development, as detailed in Document 1.

**RECOMMANDATION DU RAPPORT**

Que le Comité de l'urbanisme recommande au Conseil d'approuver les lignes directrices en matière de conception de la collecte des déchets solides pour l'aménagement d'immeubles à logements multiples, comme le montre en détail le document 1.

## BACKGROUND

Environmental Services retained Dillon Consulting to review the solid waste collection and recycling practices for private residential developments in order to develop guidelines to aid in the site design stage of the development process. The intent of the guidelines is to assist applicants as well as City staff when reviewing development applications for new residential development to ensure that development meets the requirements of Solid Waste Services.

The guidelines were developed through researching other municipal solid waste design guidelines, examining existing multi-unit residential developments around the city and consultation with City staff and members of the development industry.

## DISCUSSION

The guidelines are intended to provide applicants (architects, engineers, designers) and City staff with design guidelines that will assist in the design of multi-unit residential development that will satisfy solid waste service requirements. In addition, these guidelines will result in residents of future multi-residential properties with access to a full slate of City waste diversion initiatives. With the changes to City collection services, the introduction of organic collection and the increase of infill and intensification within the city, the design guidelines are intended to address the site design issues that City staff and residents have experienced with existing developments.

Multi-unit residential development is required to go through the Site Plan Control process to address site design details which includes parking layout, site access, servicing and stormwater management design, landscaping as well as the design of solid waste collection areas and storage. For City collection of solid waste, the applicant is required to provide proper access, collection areas and storage requirements. However to date, the City has not had any design guidelines to aid in the site design process for solid waste collection. This has resulted in developments where the garbage collection areas are not large enough for the number of residents within the development as well as situations where access to the site by collection vehicles is problematic. This has created undesirable situations within multi-unit residential developments with overflowing garbage collection areas and an increase in costs for the City to accommodate site design features (access, turning radius) that are not able to properly accommodate collection vehicles. As a result, Environmental Services initiated the process to develop design guidelines for applicants to help guide the design of their site.

Solid Waste Services has been working with the Planning and Growth Management Department throughout the development of the guidelines to ensure that the provisions of the guidelines can be accommodated through the Site Plan Control process. Zoning By-law 2008-250 does have specific provisions for garbage enclosure and building specifications which will be reviewed and amended in the future through an Omnibus Zoning By-law Amendment to bring these zoning provisions up to date with current standards. The design of the solid waste collection and storage areas will be required to

meet the requirements of the Zoning By-law and any other applicable by-laws and guidelines such as Building Code and Fire Code requirements. In addition, the guidelines will assist in the implementation of the revised Solid Waste Management By-law that was presented to Environment Committee on October 16, 2012 and was approved by City Council on October 24, 2012.

Some of the details of design that are contained within the guidelines include collection container and storage requirements, design of underground parking garages with solid waste collection rooms, loading area requirements, minimum access width and turning radii for City collection vehicles as well as information on how to accommodate organic waste in the future. As with all guidelines, there may be situations where a proposed development is unable to meet the minimum requirements of the guidelines and the Solid Waste Collection By-law. The guidelines also include an option for a Waste Management Brief to be prepared in the event that a proposed development is unable to satisfy the guidelines and/or a proposed development prefers private collection service, rather than City collection services. Solid Waste Services also has been added to the technical circulation list for Site Plan Control applications to ensure that the Branch has an opportunity to review a proposed development during the Site Plan Control process and provide comments on the design.

By ensuring that the on-site waste disposal facilities are easily accessible and sized appropriately for the development, City staff anticipate that these guidelines will encourage residents of multi-residential developments to recycle and participate in the organic waste program, thus reducing the total amount of waste sent to landfills. By using these guidelines, applicants will be able to design a development that meets the requirements of the City to ensure City collection services can be used. The benefit to the public is that solid waste collection and storage design will be designed to meet the needs of the residents and reduce the collection costs for the public by promoting City collection services.

### RURAL IMPLICATIONS

There are no direct rural implications associated with this report although the guidelines would apply to any rural multi-unit development.

### CONSULTATION

Throughout the course of developing the guidelines, targeted consultation with a variety of stakeholders was undertaken. This consultation included the following:

- multiple meetings with the Multi-Residential Waste Diversion Stakeholder Implementation Group (building owners, property managers, citizens, etc.);
- two meetings with Planning and Growth Management's Process Improvement Team (comprised of staff);
- a presentation for development industry professionals and home builders on August 30, 2012; and,

- circulation of the draft guidelines to development industry professionals and home builders with an opportunity to comment in writing by September 7, 2012.

This targeted consultation provided valuable insight on issues, identification of potential solutions as well as confirmation that the guidelines will be very useful through the development review process.

#### LEGAL IMPLICATIONS

There are no direct legal implications associated with this report.

#### RISK MANAGEMENT IMPLICATIONS

There are no risk management issues.

#### FINANCIAL IMPLICATIONS

There are no financial implications.

#### ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

#### ENVIRONMENTAL IMPLICATIONS

As previously mentioned, it is anticipated that the implementation of these guidelines in future development will encourage residents to recycle and allow for the participation in the organic waste collection service, thus reducing the amount of solid waste sent to landfills.

#### TECHNOLOGY IMPLICATIONS

There are no technology implications associated with this report.

#### TERM OF COUNCIL PRIORITIES

The report impacts the following priorities within the City's Strategic Plan:

- Service Excellence
- Governance, Planning and Decision-Making

SUPPORTING DOCUMENTATION

Document 1 Solid Waste Collection Design Guidelines for Multi-Unit Residential Development (issued separately to all members of Council and held on file with the City Clerk) .

DISPOSITION

Planning and Growth Management to post the guidelines on the City's website.