

Ingram Reuse Centre and Other Potential Reuse Properties

Date:	April 18, 2007
To:	Public Works & Infrastructure Committee
From:	Geoff Rathbone Acting General Manager, Solid Waste Management Services
Wards:	All Wards, But Primarily Ward 12 York South - Weston
Reference Number:	p:/2007/swms/may/005PW.doc

SUMMARY

The western portion of the Ingram Transfer Station property, which is not currently used for waste management activities, but falls under the jurisdiction of Solid Waste Management Services, is an ideal site to improve the operation of the Ingram Transfer Station, including improved traffic flow and better access to the bi-level recycling depot and HHW depot for residents and improved storage and transfer of yard waste and white goods. The site also holds promise as a potential reuse facility. Community improvements that would enhance green space in the area will be explored and implemented where feasible.

RECOMMENDATIONS

It is recommended that:

- (1) the vacant lands abutting the Ingram Transfer Station be used by Solid Waste Management Services for site modifications to improve operational efficiencies and customer services at the Ingram Transfer Station and as a potential location for one of eight City owned reuse facilities;

- (2) community improvements that would enhance green space in the area near the Ingram Transfer Station be explored and implemented where feasible, should the lands abutting the Ingram Transfer Station be selected as a site for a reuse centre; and
- (3) staff work with Facilities and Real Estate and other divisions to develop a list of other City-owned properties as potential locations for reuse centres, and if a sufficient number of City-owned sites are not available that SWMS be authorized to seek the services of a real estate broker to find suitable private properties available within the City to purchase or lease.

Financial Impact

There are no financial implications arising from this report at this time. However, if Solid Waste Management Services were denied the right to use the vacant lands at Ingram Transfer Station, significant costs could be incurred to purchase industrial land with comparable features. The estimated cost for acquiring a similar parcel of land, according to figures provided by Facilities and Real Estate, is \$2.44 Million.

Should the vacant lands not continue to be considered as a feasible location for a City-owned reuse facility, the operational costs in the form of staffing and equipment allocation would increase as the current plans rely upon the operation of these facilities in tandem. Additionally, customer service may suffer as the proximity of these facilities at the Ingram property is ideal in providing seamless waste reuse, recycling and removal opportunities for residents.

Capital and operational financial implications arising from the reuse centres will be provided as each individual facility is recommended.

DECISION HISTORY

City Council on July 25, 26 and 27, 2006 deferred consideration of the recommendation that the vacant lands abutting the Ingram Transfer Station be used by Solid Waste Management Services for a new reuse facility and for site modifications to improve operational efficiencies and customer services at the Ingram Transfer Station, to allow the Deputy City Manager in consultation with the General Manager of Parks, Forestry and Recreation and the General Manager of Solid Waste Management Services, to examine options for the property in the vicinity of the Ingram Transfer Station, taking into account green space and the City's solid waste management needs. The July 25, 26, and 27, 2006 Council Decision Document can be found by following this link: <http://www.toronto.ca/legdocs/2006/agendas/council/cc060725/cofa.pdf>

ISSUE BACKGROUND

The Solid Waste Management Services Multi-Year Business Plan, approved by Council during its meeting of June 14, 15, and 16, 2005, states the importance of diverting durable goods from landfill in order to reach the City's overall diversion goals.

COMMENTS

SWMS operates its Ingram Transfer Station at 50 Ingram Drive (Ward 12 – York South-Weston). The adjacent land west of the Ingram Transfer Station falls under the jurisdiction of SWMS and was previously leased to a tenant that used the property as a privately operated golf driving range. Proximity to the transfer station makes this property an ideal site to improve operation efficiencies and as a potential future location of one of the reuse facilities.

Site Improvements

Transfer station operations are currently restricted to a small portion of the overall site. Traffic congestion and inefficiencies result from insufficient space for trailer parking, queuing for the bi-level and Household Hazardous Waste depots and the storage of leaf and yard waste and white goods. There are several opportunities for transfer operations to use a portion of the vacant land for expanded diversion activities, increased operational efficiencies, and enhanced customer convenience.

In order to improve traffic flow and ensure effective operations, it is important that SWMS move its yard waste storage bunker, white goods storage area and tractor-trailer parking. Currently at the Ingram Transfer Station, small vehicles must navigate through the haulage area to use the existing bi-level recycling depot. SWMS would like to relocate the leaf and yard waste transfer area and tractor trailer parking area to the adjacent property to allow better access to the bi-level recycling depot. In addition, SWMS would like to establish a transfer area for recyclable white goods in the existing leaf and yard waste bunker and additional employee parking.

Community Green Space Enhancements

Discussions have been held with the General Manager of Parks, Forestry and Recreation and she is supportive of the initiative and has suggested some community "green" enhancements that could be considered for the area. The potential enhancements that will be explored should the lands abutting the Ingram Transfer Station be selected as a site for a reuse centre include developing a greenbelt walking trail going west from Keele Street, re-naturalization of the Black Creek tributary and planting of additional trees in the area. The actual reuse centre could also be constructed as a demonstration Green Development site as part of the new Green City Development Standards.

Reuse Facilities

City-owned reuse facilities would receive reusable goods (for example: furniture, building materials, electronics, clothing and sporting goods) from the public and redistribute these items to local charities. The facilities will also be designed to receive materials from residents through the expansion of recycling markets not currently developed, including mattresses, carpets and non-reusable furniture. Each facility will be designed to allow flexibility in their operation to allow for advancements in material reuse and recovery initiatives.

Other Potential City-owned Reuse Properties

Development of reuse facilities may be possible at some SWMS sites, however several of these sites are currently being discussed as potential locations for an expanded source separated organics processing facility. In order to meet the City's reuse diversion goals, it will be necessary to simultaneously consider other City-owned properties suitable for siting eight reuse facilities. Currently SWMS is in discussion with staff in Facilities and Real Estate to determine the availability of vacant sites and facilities.

To facilitate this process, the Deputy City Manager will formally request cooperation from other operating Divisions to offer space within their existing facilities if suitable area is available.

Upon completion of an exhaustive City-owned property study, it may be advantageous for SWMS to embark on an investigation of other suitable external properties in order to maximize our search potential. This could be arranged through Facilities and Real Estate, who would retain a real estate broker on our behalf. However, it is the intent of SWMS to make certain that discovering functional City-owned properties remains a top priority.

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