

ITEM	18
MANAGER'S REPORT NO.	46
COUNCIL MEETING	1978 06 19

Re: LETTER FROM CROSBY PROPERTY MANAGEMENT LTD. WHICH APPEARED ON THE  
AGENDA FOR THE 1978 MAY 01 MEETING OF COUNCIL (ITEM 4c)  
COLLECTION OF REFUSE  
(ITEM 7, REPORT NO. 36, 1978 MAY 08)

It will be recalled that a letter from Crosby Property Management Ltd. regarding the collection of refuse from Westcliff Arms on Ellesmere Avenue was received on 1978 May 01. A report on statements contained in the letter followed one week later. Council referred the matter to the Building Department for a review of the methods by which the disposal chute in the building could be improved to overcome unsafe conditions that presently exist. The following report from the Deputy Chief Building Inspector lists three alternatives that are available in this regard.

It should be emphasized that the owners of the property would be responsible for any work that is carried out to effect any improvement(s) to the chute, including cost, and that the work would have to be approved by the Workers' Compensation Board.

With respect to pull out charges, the private sector includes in the total billing an amount which reflects the degree of handling that is necessary to move a container for the purpose of making it assessable to disposal equipment, i.e., charges are proportionately higher for containers that must be moved into an accessible position. The present policy is as follows:

It is the customer's responsibility to move the container to a location either inside or outside the building where it can be conveniently picked up by our container shuttle vehicle or by the container truck.

RECOMMENDATIONS:

1. THAT Council endorse the policy of the Engineering Department which is as follows "It is the customer's responsibility to move the container to a location either inside or outside the building where it can be conveniently picked up by our container shuttle vehicle or by the container truck".
2. THAT a copy of this report be sent to Crosby Property Management Ltd.

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MR. M.J. Shelley,  
MUNICIPAL MANAGER

1978 05 29

**SUBJECT:** Letter from Crosby Property Management Ltd. which appeared on the Agenda for the 1978 May 01 Meeting of Council; Strata Plan N.W. 131 - 371 South Ellesmere Avenue; Item 7, Municipal Manager's Report No. 36, 1978 May 08

At it's meeting of 1978 05 08 Council requested the Chief Building Inspector to investigate and report on methods whereby the safety problems created by the garbage chute located at 371 South Ellesmere Avenue could be overcome.

The "hazardous" condition referred to is common to most apartment buildings of the 1972 era when garbage chutes were thought to be a necessary convenience for tenants. The garbage disposal bin arrangement in the corner of the boiler room is also typical, with a metal lined vertical chute ending at the disposal bin with a 45 degree terminal section fitted with a heavy metal hinged fire closure held in an open position by a chain incorporating a fusible link.

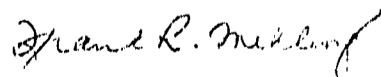
The safety problems created by the garbage chute could be dealt with in numerous ways with three possible solutions listed herein:

1. Discontinue the use of the garbage chute as at present in the building where the tenants are now carrying their garbage down to an open container located outside the boiler room.  
  
If the chute openings at each floor were sealed shut the disposal bin could safely remain inside the boiler room rather than in the public area as at present. The situation would then reflect the conditions found in some recently constructed apartment buildings which do not include the convenience of garbage chutes which are deleted in the design stage due to a history of abuse, poor performance and inherent problems.
2. Provide a small hanging canvas curtain in the mouth of the chute to slow down or deflect potential projectiles. This curtain would have to be installed in the chute so that it did not interfere with the operation of the required fire closure.
3. Provide a larger canvas curtain hanging from the ceiling at the opening through which the disposal bin is removed. This curtain would have to be long enough to provide a vertical overlap of the bin walls and would remain in place as the bin was removed and would act to confine any projectiles to the space customarily occupied by the bin.

Please see the attached copy of the architect's drawing showing in plan view the arrangement in the subject boiler room.

This is for the information of Council.

Respectfully submitted

  
Frank R. Mahling, P. Eng.,  
DEPUTY CHIEF BUILDING INSPECTOR.

  
FRM:pw

CC - DIRECTOR OF FIRE SERVICES  
MUNICIPAL ENGINEER

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