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Clause No. 5 in Report No. 6 of the Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on March 27, 2014.

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**ENDING OCCUPANCY AGREEMENTS WITH HABITAT FOR HUMANITY AT  
COMMUNITY ENVIRONMENTAL CENTRES**

Committee of the Whole recommends adoption of the following recommendation contained in the report dated February 26, 2014 from the Commissioner of Environmental Services:

**1. RECOMMENDATION**

It is recommended that Council receive this report for information.

**2. PURPOSE**

This report informs Council that the Board of Directors for Habitat for Humanity has decided to decline the option to renew the Occupancy Agreement with York Region at the McCleary Court Community Environmental Centre and to end the Occupancy Agreement at the Elgin Mills Community Environmental Centre effective March 31, 2014, due to their new business strategy that does not support staffing York Region Reuse depots.

**3. BACKGROUND**

**York Region entered into an occupancy agreement with Goodwill Industries Inc. and Habitat for Humanity York Region in 2009**

McCleary Court Community Environmental Centre opened in 2009 with the first Reuse Centre that included a partnership among York Region, Goodwill Industries Inc. (Goodwill) and Habitat for Humanity York Region. An occupancy agreement was established and agreed upon by all parties, defining roles and responsibilities to ensure consistent operations during the five year term. The McCleary Court agreement will expire on March 31, 2014, with an option to renew for an additional five year term. The Elgin Mills agreement was also for an initial five year term which will expire on August 31, 2016, with an option to renew for an additional five years.

### **Staff contacted both Goodwill and Habitat for Humanity to engage in discussion on exercising the five year renewal option**

In January 2014, staff contacted both Goodwill and Habitat for Humanity to determine their interest in exercising the five year renewal option in the operating agreement at the McCleary Court Community Environmental Centre. Goodwill immediately expressed interest in renewing while Habitat for Humanity requested a meeting to discuss options with Region staff.

On February 4, 2014, staff met with Tom Vegh, Habitat for Humanity's Executive Director who advised that Habitat for Humanity had recently completed a comprehensive internal assessment of their operating performance. The assessment resulted in a recommendation approved by Habitat for Humanity's Board of Directors to decline the option to renew the Occupancy Agreement at the McCleary Community Environmental Centre and end the Occupancy Agreement at the Elgin Mills Community Environmental Centres as described in *Attachment 1*.

Habitat for Humanity York Region is amalgamating with Habitat for Humanity affiliates in Toronto, Brampton and Caledon and determined that the new business strategy would not support staffing York Region Reuse Centres.

## **4. ANALYSIS AND OPTIONS**

### **Departure of Habitat for Humanity will have minimal impact on operations affecting less than 0.01 per cent of the Region-wide diversion rate**

Since 2009, Habitat for Humanity has diverted approximately 166 tonnes of reusable material collected at the Community Environmental Centres. Table 1 below summarizes the combined annual tonnages collected from both Community Environmental Centres and diverted as reusable materials. Goodwill tonnages are shown for comparison purposes only.

**Table 1**  
Annual Reuse Tonnage from  
Region Community Environmental Centres

<b>Operating Year</b>	<b>Habitat For Humanity (tonnes)</b>	<b>Goodwill (tonnes)</b>
2009 <sup>1</sup>	9.5	61.6
2010	31.7	95.1
2011 <sup>2</sup>	26.8	146.2
2012	54.6	234.0
2013	43.3	235.6
<b>Total</b>	<b>165.9</b>	<b>772.5</b>

<sup>1</sup> McCleary Court Community Environmental Centre opened in May 2009

<sup>2</sup> Elgin Mills Community Environmental Centre opened in September 2011

While it is disappointing that Habitat for Humanity will not continue their presence at the Region's reuse centres, their departure will have minimal impact on operations and the Region-wide diversion rate. Moreover, there are no financial obligations under both agreements that will impact the Region.

#### **Residents have other local options for similar services**

Customers using the Reuse Centres will be notified in advance and given alternative options for donation of their reusable building supplies. Habitat for Humanity operates two local Restores in Newmarket and Vaughan. Both locations allow York Region residents to drop off building materials for reuse. In addition, Goodwill also accepts furniture and small appliances often accepted by Habitat for Humanity at the Reuse Centres.

#### **Space available for SM4RT Living Integrated Waste Management Master Plan Reuse, Repair and Repurpose pilots**

Departure of Habitat for Humanity provides staff with an opportunity to explore innovative approaches outlined in the Reuse, Repair and Repurpose Strategy proposed and approved as part of the SM4RT Living Integrated Waste Management Master Plan. The Reuse strategy emphasizes community building across the Region and with the local municipalities rather than adding permanent donation centres to Regional facilities. The strategy recommends implementation of fix it/repair workshops and textile exchanges in partnership with community groups and this space could be used for this purpose in the future. Staff will report back at appropriate times on the success of these pilots.

As these opportunities with community groups are being explored, the reuse space available at the Region's Community Environmental Centres can likely be used by Goodwill as they accept many of the same materials previously accepted by Habitat for

Humanity. In total, Habitat for Humanity occupies approximately 200 square metres at the two Reuse centres as shown in *Attachments 2 and 3*.

### **Link to Key Council–approved Plans**

Promoting reuse is a main focus of the SM4RT Living Integrated Waste Management Master Plan which was developed to link and be consistent with other Regional strategies. As part of the process of developing this master plan, staff identified linkages and common deliverables between the SM4RT Living Integrated Waste Management Master Plan and the following plans:

- Vision 2051
- 2011 to 2015 Strategic Plan

Specifically, the Plan supports the following goals from the 2011 to 2015 Strategic Plan:

- Reduction in solid waste generation per capita
- Increased diversion from landfill

## **5. FINANCIAL IMPLICATIONS**

There are no financial obligations under both Habitat for Humanity Occupancy Agreements that will impact the Region. While Habitat for Humanity does pay a portion of the utilities, the amount is minimal and easily absorbed within the operating budget.

## **6. LOCAL MUNICIPAL IMPACT**

There is no impact anticipated for the Region’s local municipal partners. Reuse materials will continue to be accepted by Goodwill at both McCleary Court and Elgin Mills Community Environmental Centres. Information on Habitat for Humanity Restores will be made available to the local municipalities and their customer contact centres.

## **7. CONCLUSION**

On February 4, 2014, the Region was informed that based on an internal assessment, Habitat for Humanity would not be renewing the Occupancy Agreement with York Region at the McCleary Court Community Environmental Centre and ending the Occupancy Agreement at the Elgin Mills Community Environmental Centre effective as of March 31, 2014.

While it is disappointing that Habitat for Humanity will not continue their presence at York Region’s reuse centres, their departure will have minimal impact on operations and

the Region-wide diversion rate. Moreover, there are no financial obligations under both agreements that will impact the Region.

The Region continues to support reuse through continued partnership with Goodwill at both McCleary Court and Elgin Mills Community Environmental Centres and will promote the use of local reuse options within York Region, which is consistent with the SM4RT Living Integrated Waste Management Master Plan. Additional Reuse, Repair and Repurpose opportunities will continue to be investigated through implementation of the SM4RT Living Integrated Waste Management Master Plan.

For more information on this report, please contact Laura McDowell, Director Environmental Promotion and Protection at (905) 830-4444 Ext. 75077.

The Senior Management Group has reviewed this report.

Attachments (3)

February 26, 2014

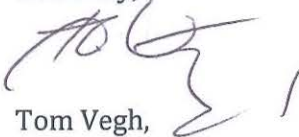
Lindsay Milne,  
Program Manager,  
Waste Operations, Environmental Services  
The Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

Dear Ms. Milne,

Habitat for Humanity York Region values the relationship we have with the Regional Municipality of York. As we discussed at your offices on February 4 of this year, Habitat York has voted to amalgamate with Habitat's Toronto and Brampton-Caledon. Our due diligence prior to this decision leads us to believe that by working together we can build more homes for deserving York Region families. In the case of Habitat York Region, we will be growing from 2 builds per year to 25 builds per year by 2019. All of these builds will be for York Region families. Our due diligence also drove us to the conclusion that Habitat will be more successful if we concentrated on our core business. It is for that reason that we must inform you that effective April 1, 2014, Habitat York will no longer be available to staff the York Region Reuse Centres and request that our agreement be terminated effective that date.

Thank you for your understanding.

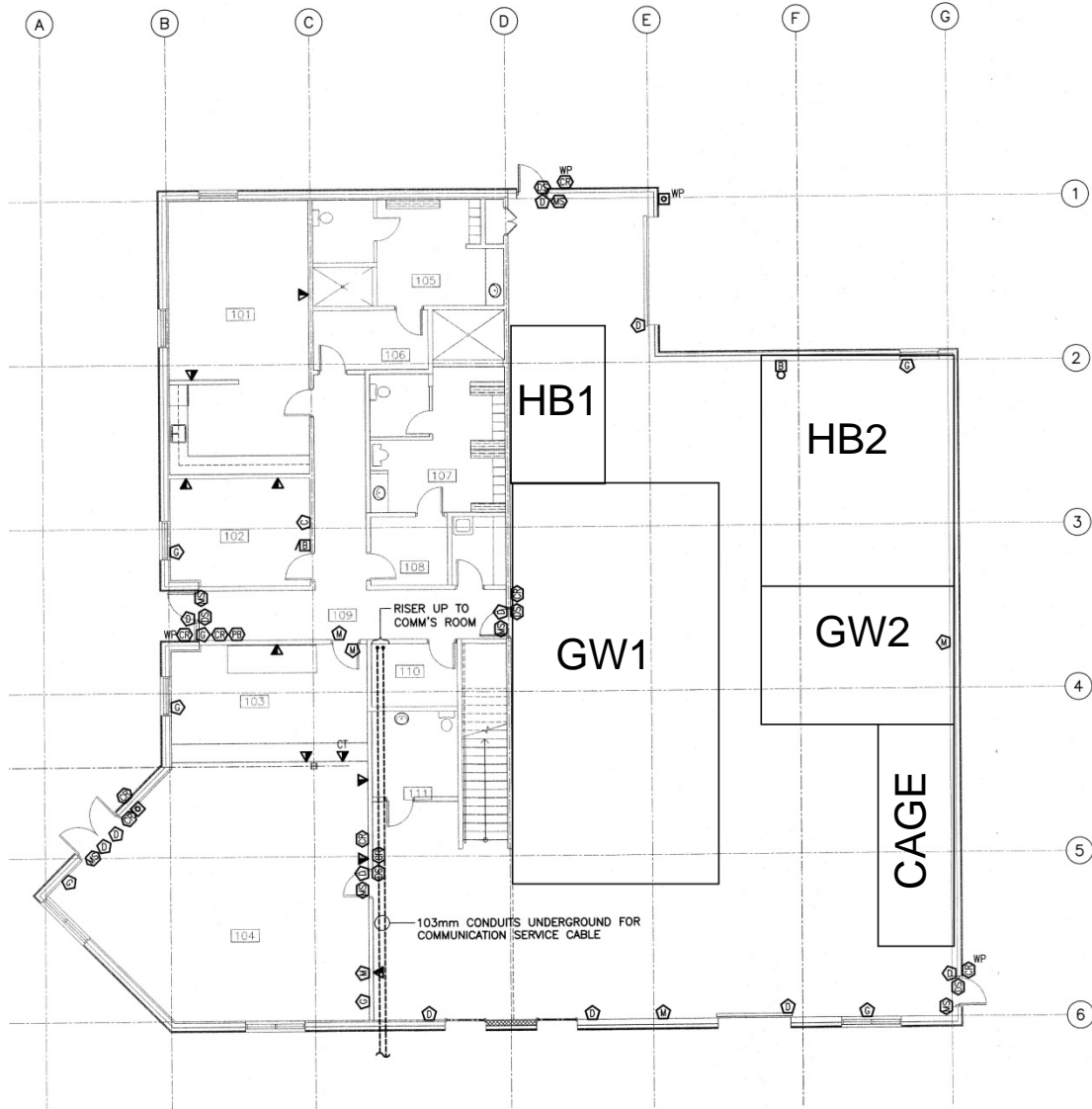
Sincerely,



Tom Vegh,

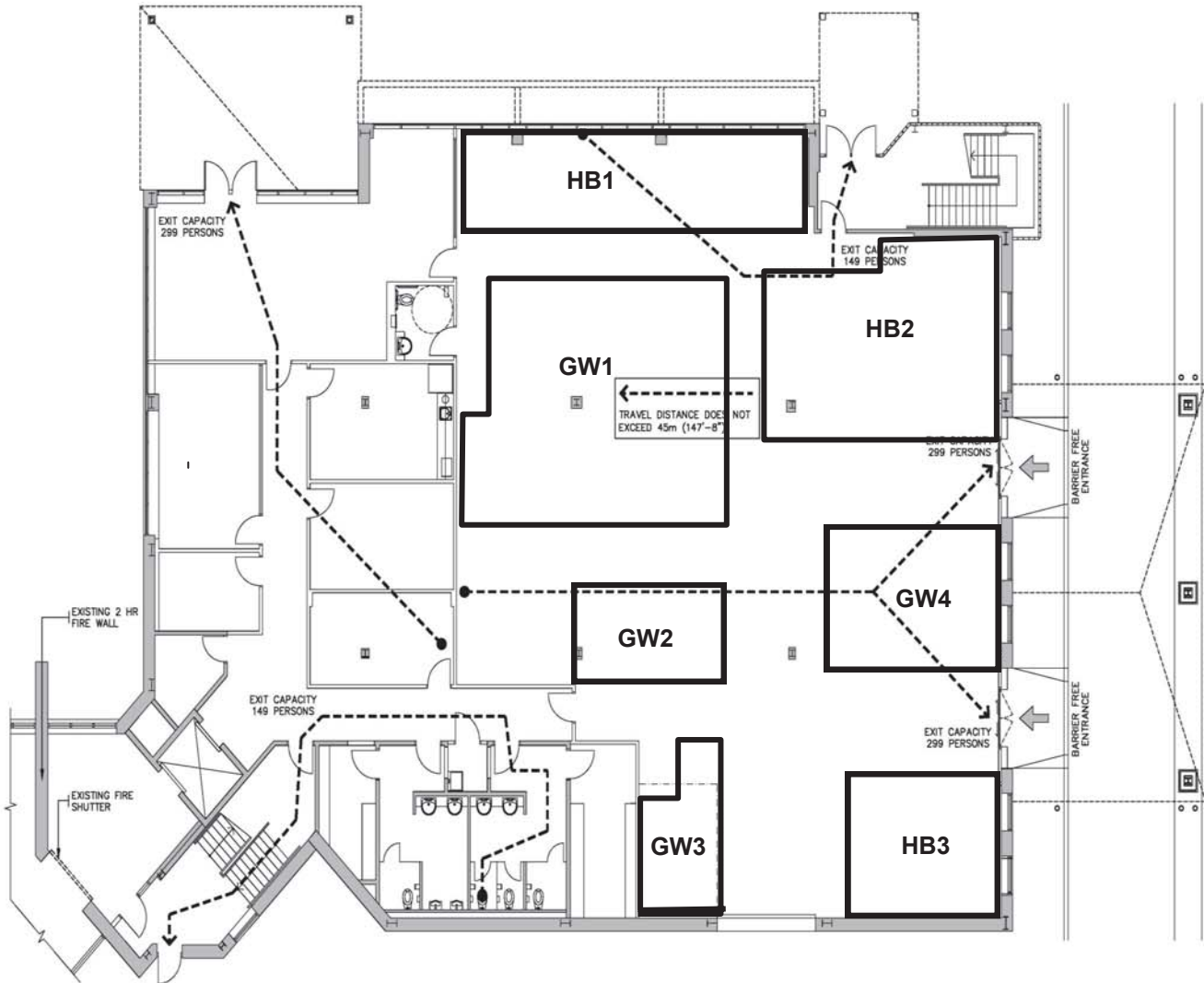
Executive Director.

# McCleary Court Community Environmental Centre Building Floor Plan



GW = Goodwill Industries Space		HB = Habitat for Humanity Space	
GW 1	87 m <sup>2</sup>	HB1	17 m <sup>2</sup>
GW 2	31 m <sup>2</sup>	HB2	58 m <sup>2</sup>

# Elgin Mills Community Environmental Centre Building Floor Plan



**GW = Goodwill Industries  
Space**

**HB = Habitat for Humanity  
Space**

<b>GW1</b>	<b>64 m<sup>2</sup></b>	<b>HB1</b>	<b>45 m<sup>2</sup></b>
<b>GW2</b>	<b>16 m<sup>2</sup></b>	<b>HB2</b>	<b>52 m<sup>2</sup></b>
<b>GW3</b>	<b>17 m<sup>2</sup></b>	<b>HB3</b>	<b>28 m<sup>2</sup></b>
<b>GW4</b>	<b>33 m<sup>2</sup></b>		

**1** LIFE SAFETY PLAN  
A0.01 SCALE: NTS

