



Cini-Little International, Inc.

**2294-2300 Queensway Drive
Burlington, Ontario**

Prepared For

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TABLE OF CONTENTS

TABLE OF CONTENTS..... 1

EXECUTIVE SUMMARY 2

INTRODUCTION..... 2

COMPONENTS..... 3

CONSTRUCTION WASTE 4

GENERATION ESTIMATE 5

WASTE HANDLING SYSTEM..... 6

 A. GENERAL WASTE 6

Residential Waste Materials from the new Townhouse Units 6

 B. RECYCLABLE MATERIALS 7

Residential Recycling Materials from the new Townhouse Units..... 7

 I. *Corrugated Cardboard* 7

 II. *Newsprint* 7

 III. *Glass, Plastics and Metals* 8

 IV. *Food Waste*..... 8

 V. *Other Recyclable Materials*..... 8

 C. HAZARDOUS MATERIALS..... 8

 D. LANDSCAPE WASTE 9

VEHICLE REQUIREMENTS 9

RESIDENTIAL MUNICIPAL VEHICLE COLLECTION REQUIREMENTS 9

DESIGNATED WASTE COLLECTION POINT LOADING SPACE LOADING SPACE REQUIREMENTS 9

APPENDIX ONE: SITE PLAN (A001)..... 10

APPENDIX TWO: GARBAGE AND RECYCLING BIN CALCULATIONS 11

EXECUTIVE SUMMARY

Cini•Little International Inc. has been retained by Waggy Inc., to investigate waste handling alternatives for the 2294-2300 Queensway Drive redevelopment in Burlington, Ontario, located near Queensway Drive and Clela Street in Burlington. There are 25 new residential townhouse units to be built in the new redevelopment with 8 outdoor visitor parking spots. The 25 new townhouses are expecting to receive curbside collection of all waste and recycling and organic materials from the Halton Region serviced from Queensway Drive.

The new 25 townhouses will receive curbside waste and recycling collection from Queensway Drive. The Halton Region will collect all garbage and recycling materials once per week using 95-US Gallon Toters . An outdoor bin storage area will be provided for all of the required Toter carts located in the centre of the redevelopment near the transformers. Building Maintenance will move all of the garbage and recycling Toter carts from the storage corral out to Queensway Drive for curbside collection by the Halton Region. A new concrete pad will be provided and will be sized to accommodate the required number of bins to be emptied on the appropriate Collection Day.

All of the residents in the new townhouses will bring their garbage and recycling materials over to an outdoor garbage and recycling corral located in the centre of the redevelopment near the transformers where the residents will place their materials in the designated Toter carts. On the appropriate Collection Day, Building Maintenance will bring out the required Toter carts out to Queensway Drive and placed on the concrete pad to be emptied curbside by the Halton Region.

The site will utilize the services of the Halton Region for the pick-up of garbage and recycling materials for the whole redevelopment. The Halton Region will provide curbside garbage, recycling and organic collection services with rear or side loading waste collection vehicles.

Based on our calculations, it is estimated that the new redevelopment will generate 7.71 Cubic Meters of waste per week of which 2.45 Cubic Meters can be easily removed for recycling. Thus, a total of 5.26 Cubic Meters of uncompacted waste will be generated and will need to be collected per week with a bulk-lift waste collection vehicle and taken to the landfill site. Using a typical compaction ratio of 3:1, this means that 1.75 Cubic Meters of compacted waste could be collected and taken to the landfill site per week.

There are no commercial areas association with this redevelopment.

INTRODUCTION

The volumes and types of waste presented in this report are estimates based on our own experience and empirical data, as it pertains to multi-tenant mixed use facilities including residential and retail components. The goals of the preferred waste-handling programme are to follow waste handling regulations and to minimize the cost of handling the materials while addressing the problems of storing both recyclable and non-recyclable waste material on site

for pick-up. This report will act as a general guideline, with the understanding that a specific detailed program may be refined by The Property Management Company of this complex.

This proposed new redevelopment will have curbside collection of all garbage and recycling materials from Queensway Drive provided by the Halton Region.

We welcome comment on the findings herein and will work closely with Waggy Inc., ICON Architects, the Halton Region and the Town of Burlington Public Works Division to ensure that appropriate waste handling facilities are incorporated. Our goal is to develop a functional project that meets the needs of its owners, tenants, users, and surrounding community, while following waste handling regulations.

COMPONENTS:

- One residential redevelopment with 25 townhouses and
 - Block 1 – 6 regular units 3 storeys in height
 - Block 2 – 5 regular units – 3 storeys in height
 - Block 3 – 6 regular units - 3 storeys in height
 - Block 4 – 8 back-to back units – 4 storeys in height
- The new townhouse units will have one common outdoor residential garbage and recycling corral for all garbage and recycling materials which is located in the centre of the redevelopment near the transformers. There will be no chute system provided and all residents will bring their materials to the residential garbage and recycling corral where the materials will be put into the designated Toter bins. No materials will be compacted. All materials will be stored in Toter carts provided by the Region of Halton.
- There is a total of 8 Visitor parking spaces in the redevelopment with all townhouse units having two internal parking spots for their vehicles with the exception of the back-to-back townhouse units in Block 4 which will have one exterior parking space in front of their garage and one internal parking spot in the garage.
- The redevelopment will receive curbside waste and recycling collection of all materials from Queensway Drive using Toter Carts.
- The site will satisfy the Town of Burlington and the Halton Region requirements for waste pick up of garbage and recycling materials for residential complex.
- Cini•Little International, Inc will prepare documents according to all regulatory requirements.

CONSTRUCTION WASTE

During the construction period appropriate measures will be put in place through contract documentation to ensure that recycling of applicable materials are incorporated. Separate bins should be designated to hold wood, drywall, corrugated cardboard and any other Recyclable materials generated during construction. The responsibility of recycling co-ordination will be included in the construction manager's responsibilities to ensure that all local regulations are adhered to and that any other practical means of recycling will be incorporated. Construction practices, which will provide control and possibly reduce the amount of waste generated, should also be included.

Suggested policies to be incorporated into waste management procedures during construction are:

- The removal of any soil/clean fill to an area where it can be used effectively to minimize impact on landfill sites in accordance with environmental strategies and regulations.
- The General Contractor will make provisions to separate the soil/fill removed from the site during excavation to ensure that any contaminated materials are properly remediated in accordance with the above statement.
- A common garbage bin will be provided on the site from a Private Waste Contractor. The Private Waste Contractor will remove the bin from the site and will be responsible for sorting and the possible recovery of the following construction materials where possible:
 - Asphalt
 - Concrete
 - Clean Fill
 - Drywall
 - Glass
 - Metal
 - Wood
- The purchase of recycled construction materials, such as drywall, where available on the market should be purchased whenever possible at competitive pricing, quality and security of supply.
- All available systems and methods of construction should be environmentally safe to ensure minimal disruption and damage to the surrounding areas.

GENERATION ESTIMATE

Table 1 following illustrates the waste and recyclable material generation estimates for this complex. The estimates are calculated in volumes shown as Cubic Meters per week. All calculations are shown uncompacted with the exception of the last column, which shows the waste to landfill as compacted. These volumes, in conjunction with the architectural plans, are used to determine the equipment, spaces and frequency of collection required to service the building.

TABLE 1
WASTE GENERATION ESTIMATE
CUBIC METERS PER WEEK

DESCRIPTION	TOTAL UNITS	TOTAL AREA IN SM	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
			WASTE GENERATION ESTIMATE CM	FOOD WASTE	CORRUGATED CARDBOARD	GLASS CANS PLASTIC	NEWSPRINT PAPER	REMOVABLE RECYCLABLE MATERIALS	TOTAL WASTE TO LANDFILL	COMPACTED AT 3:1 RATIO
			"A"	"B"	"C"	"D"	"E"	"B"+"C"+"D"+"E"	"A"-"F"	"G"/3
RESIDENTIAL										
Unit Count	25	3,740.20	7.65	0.76	0.38	0.54	0.76	2.45	5.20	1.73
Amenity Area		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<i>Sub Total</i>	25	3,740.20	7.65	0.76	0.38	0.54	0.76	2.45	5.20	1.73
Visitor Parking	8		0.06	0.00	0.00	0.00	0.00	0.00	0.06	0.02
<i>Total Residential</i>		3,740.20	7.71	0.76	0.38	0.54	0.76	2.45	5.26	1.75
TOTAL		3,740.20	7.71	0.76	0.38	0.54	0.76	2.45	5.26	1.75

Based on the calculations in Table 1 above, it is estimated that the whole redevelopment will generate 7.71 Cubic Meter of waste per week of which 2.45 Cubic Meters can be easily removed for recycling. Using a typical compaction ratio of 3:1, a total of 1.75 Cubic Meters of compacted waste will be collected per week. The collection of garbage and recycling materials will be once per week by waste collection vehicles and taken to the landfill site.

There are 25 townhouse units in the new redevelopment. According to Halton Region correspondence, the townhouse buildings will require sixteen 95 US Gallon (360 L) Toter carts for this estimated volume. The garbage Toter carts will require a minimum of 13.6 SM of space for their storage. On the appropriate Collection Days, these garbage Toter carts will be brought out by The Property Management Company to Queensway Drive and placed on the concrete pad where the Toter bins will be emptied by a side-loading or rear-loading bulk-lift waste collection vehicle belonging to the Halton Region.

The Halton Region has now acquired technology in their sorting system so that the cardboard and paper fibre streams can be commingled with the metal, glass and plastic waste streams. The Halton Region no longer requires

the residents to sort their recycling materials before they deposit them in the recycling chutes or bins.

The Halton Region requires one 95 US Gallon (360 L) Toter cart for each 7 residential units. According to Halton Region correspondence, the redevelopment will require seven 95 US Gallon (360 L) Toter carts for this estimated volume. The recycling Toter cart space allocation will be added to that of the garbage spatial requirements for the townhouses. This will create a total space minimum spatial requirement in the common residential garbage and recycling corral of 22.1 Square Meters. On the appropriate Collection Days, these recycling Toter carts will be brought out by The Property Management Company to Queensway Drive and placed on the concrete pad where the Toter bins will be emptied by a side-loading or rear-loading bulk-lift waste collection vehicle belonging to the Halton Region.

The Halton Region requires one organic 95 US Gallon (360 L) Toter cart for each 25 residential units. According to Halton Region correspondence, the redevelopment will require two 95 US Gallon (360 L) organic Toter carts to store the organic materials from the new townhouse units. The organic and recycling Toter cart space allocation will be added to that of the garbage spatial requirements for the townhouses. This will create a minimum total space requirement for the combination residential garbage and recycling corral of 22.1 Square Meters for the redevelopment. The organic Toter carts and commingled recycling Toter carts will be brought out by The Property Management Company to Queensway Drive and placed on the concrete pad where the Toter bins will be emptied by the appropriate bulk-lift side-loading or rear-loading waste collection vehicle belonging to the Halton Region.

The residential garbage and recycling corral will provide storage space for sixteen 95 US Gallon (360 L) garbage Toter bins; seven 95 US Gallon (360 L) commingled recycling Toter bins; and two 95 US Gallon (360 L) Toter bins.

WASTE HANDLING SYSTEM

A. General Waste

Residential Waste Materials from the new Townhouse Units:

All residents will take their waste materials including recyclables to the common residential garbage and recycling corral located in the centre of the redevelopment near the transformers and deposit the materials into the designated 95 US-Gallon (360 L) Toter carts in the bin storage corral. No waste chute system will be provided. The waste materials will not be compacted.

According to the schedule, the full garbage Toter carts will be brought out once per week by The Property Management Company personnel to Queensway Drive and placed on the concrete pad where the Toter bins will be emptied by the appropriate bulk-lift waste collection vehicle belonging to the Halton Region. Once the garbage Toter carts have been emptied, the garbage Toter carts will be returned to the residential garbage and recycling

corral in the redevelopment by The Property Management Company personnel.

B. Recycling

Residential Recycling Materials from the new Townhouse Units:

All residents will take their recyclable and organic materials to the residential garbage and recycling corral located in the centre of the redevelopment near the transformers and deposit the recycling and organic materials into the designated 95 US-Gallon (360 L) recycling Toter carts and into the designated 95 US-Gallon (360L) organic Toter carts in bin storage corral. No waste chute system will be provided. The recycling and organic materials will not be compacted.

According to the schedule, the full recycling Toter carts will be brought out once per week by The Property Management Company personnel to Queensway Drive and placed on the concrete pad where the Toter bins will be emptied by the appropriate bulk-lift waste collection vehicle belonging to the Halton Region. Once the recycling Toter carts have been emptied, the recycling Toter carts will be returned to the residential garbage and recycling corral in the redevelopment by The Property Management Company personnel.

Organic recycling materials will be deposited by the residents into 95 US-Gallon (360L) Toter carts. According to the schedule, the full organic Toter carts will be brought out once per week by The Property Management Company personnel to Queensway Drive and placed on the concrete pad where the Toter bins will be emptied by the appropriate bulk-lift waste collection vehicle belonging to the Halton Region. Once the organic Toter carts have been emptied, the organic Toter carts will be returned to the residential garbage and recycling corral in the redevelopment by The Property Management Company personnel.

I. Corrugated Cardboard

It is estimated that the residents will be able to separate 0.38 Cubic Meters in the new townhouse units. Cardboard will be stored loose and deposited by the residents into 95 US-Gallon (360 L) Recycling Toter carts located in the residential garbage and recycling corral of the redevelopment. Large pieces of cardboard may need to be handled separately at the discretion of Building Management. Building Maintenance will move all of the recycling Toter bins out to Queensway Drive and placed on the concrete pad where the Toter bins will be emptied curbside by the Halton Region. Two 95 US-Gallon (360 L) Recycling Toter carts have been provided for this estimated volume.

II. Newsprint

Newspaper represents a high volume of readily retrievable recyclable waste generated by residential units. It

is estimated that 0.76 Cubic Meters of waste newsprint and paper products will be generated in the new townhouse units each week. The newsprint and paper will be stored loose and will be deposited by the residents into 95 US-Gallon (360 L) Recycling Toter carts located in the residential garbage and recycling corral of the redevelopment. Building Maintenance will move all of the recycling Toter bins out to Queensway Drive and placed on the concrete pad where the Toter bins will be emptied curbside by the Halton Region. Three 95 US-Gallon (360 L) Recycling Toter carts have been provided for this estimated volume.

III. Glass, Plastics and Metals

The waste glass, plastic and metals will be stored loose and will be deposited by the residents into 95 US-Gallon (360 L) Recycling Toter carts located in the residential garbage and recycling corral in the redevelopment. It is estimated that the volume of these materials will be 0.54 Cubic Meters per week. Building Maintenance will move all of the recycling Toter bins out to Queensway Drive and placed on the concrete pad where the Toter bins will be emptied curbside by the Halton Region. Two 95 US-Gallon (360 L) Recycling Toter carts have been provided for this estimated volume.

IV. Food Waste

There will be no commercial food waste to be collected form the complex. Any food waste generated will be collected as part of the residential organics collection program.

V. Other Recyclable Materials

Other materials that may be readily separated from residential building waste include, white goods, bulk items and, in the case of renovations and/or owner improvements, metal and wood studs, other metals and drywall. Removal of these items may require special arrangements with both the Building Management and the Halton Region for the pick-up and removal from the redevelopment.

Wood and construction drywall have both been banned from landfill sites and must be handled separately from the regular waste stream. Large volumes of these materials are not expected to be generated in this complex. However, in the case of any major renovations, the construction drywall should be handled separately and collected by a recycler or by the construction contractor.

C. Hazardous Materials

Based on the nature of the new redevelopment, very few hazardous materials are likely to be discarded once the redevelopment is complete and operational.

D. Landscape Waste

The Freehold Owners will be responsible for cutting their own lawns and for storing and removing any landscape waste associated with their properties in accordance with the guidelines set forth by the Halton Region.

VEHICLE REQUIREMENTS

The following are the general requirements for Municipal Waste Collection vehicles and are worth noting.

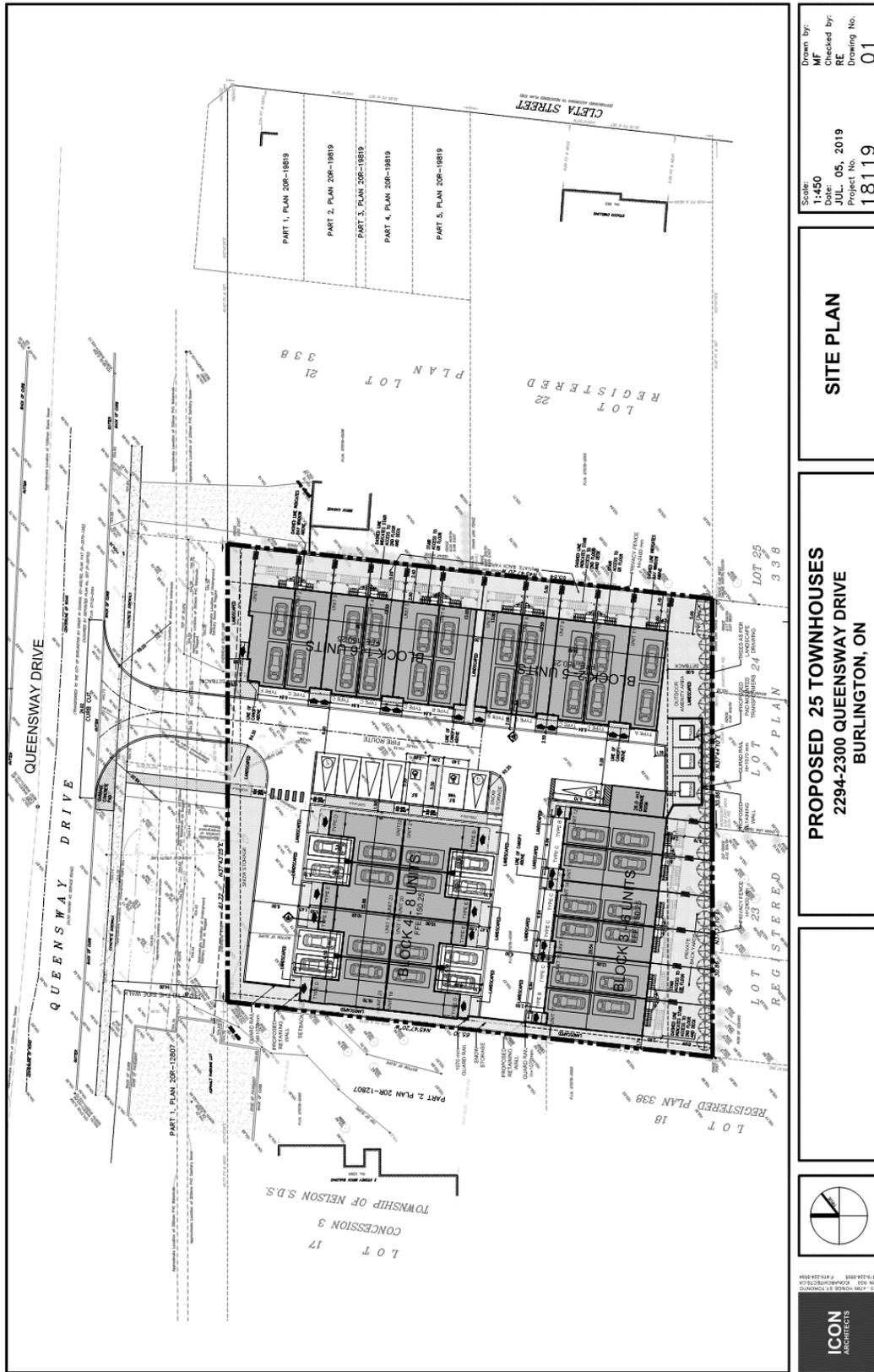
RESIDENTIAL CITY VEHICLE COLLECTION REQUIREMENTS
<ul style="list-style-type: none"> • City trucks will perform no more than a three point turn with a minimum turning radius of 13.0 m. • Municipal trucks must enter and exit the street in a forward motion. • Garbage and Recycling Toter carts must be in an open area ready for collection and easily removed after being emptied with a direct straight-in access of 18 m. • A paved or level Designated Waste Collection Point Loading Space loading area with minimal dimensions of 13 m x 3.5 m (Minimum 4 m if enclosed) with a vertical clearance of 7.5 m over the whole area is required.

DESIGNATED WASTE COLLECTION POINT LOADING SPACE LOADING SPACE REQUIREMENTS:

It is expected that this facility will use rear or side loading bulk-lift waste collection vehicles belonging to the Halton Region and/or the Town of Burlington. The length of truck varies but the overall length would be in the range of 9.1 m to 12.0 m. No large self-contained compactor container with cart dumper is planned for at this site. There are no Designated Waste Collection Points on this redevelopment. A Traffic Consultant has verified that any anticipated vehicular movement into/on/out of the redevelopment will not be compliant with applicable standards and requirements. As such the waste collection vehicles belonging to the Halton Region and/or the Town of Burlington will not enter the redevelopment site and will make the collection of all materials from the Toters that will be placed curbside on Queensway Drive. On the designated Collection Days, Building Maintenance will move all of the required Toter bins from the common outdoor garbage and recycling corral located in the redevelopment near the transformers out to Queensway Drive and place them on the concrete pad where the Toter bins will be emptied by the Halton Region and then Building Maintenance will return the emptied Toter bins back to the outdoor garbage and recycling corral.

We welcome comment on the information contained above, and will work closely with Waggy Inc., ICON Architects, retained professionals, the Halton Region and the Town of Burlington Public Works Division to ensure that appropriate waste handling facilities are incorporated.

APPENDIX ONE: Site Plan (01)

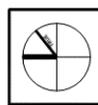
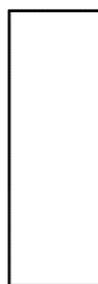


Scale: 1:450
 Date: JUL. 05, 2019
 Project No. 18119
 Drawing No. 01

Drawn by: MF
 Checked by: RE

SITE PLAN

PROPOSED 25 TOWNHOUSES
 2294-2300 QUEENSWAY DRIVE
 BURLINGTON, ON



ICON
 ARCHITECTS

APPENDIX TWO: Garbage and Recycling Bin Calculations

2294-2300 Queensway Drive, Burlington

Foodservice	0.0
Retail	0.0
Office	0.0
Residential	3,740.2
Grocery	0.0
Lobby	0.0
AREA TOTALS	3,740.2

TOTAL AREA (SQM)	3,740.20	7.71	0.76	0.38	0.54	0.76	2.45	5.27	1.75
WASTE GENERATION ESTIMATE (GM)									
RECYCLABLE MATERIALS (GM)									
NEWSPRINT PAPER (GM)									
REMOVABLE WASTE (GM)									
TOTAL WASTE TO LANDFILL (GM)									
COMPACTED AT 3:1 RATIO (CY)									

Organics Room (Tempered)		# of 65 Gallon Toters	Actual Footprint (SM)	Area Req'd + 25% (SM)
Food Waste:				
Volume	200.8	3.1	2.65	3.28
Pick up	1/week	4	3.40	4.25
	2/week	2	1.70	2.13
	3/week	2	1.70	2.13
	4/week	1	0.85	1.06
	5/week	1	0.85	1.06
	6/week	1	0.85	1.06
	7/week	1	0.85	1.06

Organics Room (Tempered)		# of 95 Gallon Toters	Actual Footprint (SM)	Area Req'd + 25% (SM)
Uncompacted Landfill Waste:				
Volume	1,392.2	14.7	12.46	15.57
Pick up	1/week	15	12.75	15.94
	2/week	8	6.80	8.50
	3/week	6	5.10	6.38
	4/week	4	3.40	4.25
	5/week	3	2.55	3.19
	6/week	3	2.55	3.19
	7/week	3	2.55	3.19

Cardboard		# of 95 Gallon Toters	Gallons	Area Req'd + 25% (SM)
Volume	100.4	1.1	100.4	1.1
Pick up	1/week	2	100.4	1.1
	2/week	1	50.2	0.55
	3/week	1	50.2	0.55
	4/week	1	50.2	0.55
	5/week	1	50.2	0.55
	6/week	1	50.2	0.55
	7/week	1	50.2	0.55

Cardboard		# of 95 Gallon Toters	Gallons	Area Req'd + 25% (SM)
Volume	100.4	1.1	100.4	1.1
Pick up	1/week	2	100.4	1.1
	2/week	1	50.2	0.55
	3/week	1	50.2	0.55
	4/week	1	50.2	0.55
	5/week	1	50.2	0.55
	6/week	1	50.2	0.55
	7/week	1	50.2	0.55

Glass Cans Plastic		# of 95 Gallon Toters	Gallons	Area Req'd + 25% (SM)
Volume	142.7	1.5	142.7	1.5
Pick up	1/week	2	142.7	1.5
	2/week	1	71.35	0.75
	3/week	1	71.35	0.75
	4/week	1	71.35	0.75
	5/week	1	71.35	0.75
	6/week	1	71.35	0.75
	7/week	1	71.35	0.75

Glass Cans Plastic		# of 95 Gallon Toters	Gallons	Area Req'd + 25% (SM)
Volume	142.7	1.5	142.7	1.5
Pick up	1/week	2	142.7	1.5
	2/week	1	71.35	0.75
	3/week	1	71.35	0.75
	4/week	1	71.35	0.75
	5/week	1	71.35	0.75
	6/week	1	71.35	0.75
	7/week	1	71.35	0.75

Paper		# of 95 Gallon Toters	Gallons	Area Req'd + 25% (SM)
Volume	200.8	2.1	200.8	2.1
Pick up	1/week	3	200.8	2.1
	2/week	2	133.87	1.4
	3/week	1	66.93	0.7
	4/week	1	66.93	0.7
	5/week	1	66.93	0.7
	6/week	1	66.93	0.7
	7/week	1	66.93	0.7

Paper		# of 95 Gallon Toters	Gallons	Area Req'd + 25% (SM)
Volume	200.8	2.1	200.8	2.1
Pick up	1/week	3	200.8	2.1
	2/week	2	133.87	1.4
	3/week	1	66.93	0.7
	4/week	1	66.93	0.7
	5/week	1	66.93	0.7
	6/week	1	66.93	0.7
	7/week	1	66.93	0.7

Recycling Room		# of 95 Gallon Toters	Gallons	Area Req'd + 25% (SM)
Volume	443.8	4.7	443.8	4.7
Pick up	1/week	7	443.8	4.7
	2/week	5	369.67	3.9
	3/week	3	246.44	2.6
	4/week	3	246.44	2.6
	5/week	3	246.44	2.6
	6/week	3	246.44	2.6
	7/week	3	246.44	2.6

Recycling Room		# of 95 Gallon Toters	Gallons	Area Req'd + 25% (SM)
Volume	443.8	4.7	443.8	4.7
Pick up	1/week	7	443.8	4.7
	2/week	5	369.67	3.9
	3/week	3	246.44	2.6
	4/week	3	246.44	2.6
	5/week	3	246.44	2.6
	6/week	3	246.44	2.6
	7/week	3	246.44	2.6

Compacted Landfill Waste:		Volume	Pick up	Area Req'd + 25% (SM)
Volume		1.75	1/week	1.75
Pick up		1.75	1/week	1.75
		1.75	2/week	0.875
		1.75	3/week	0.58
		1.75	4/week	0.44
		1.75	5/week	0.35
		1.75	6/week	0.29
		1.75	7/week	0.25

Compacted Landfill Waste:		Volume	Pick up	Area Req'd + 25% (SM)
Volume		1.75	1/week	1.75
Pick up		1.75	1/week	1.75
		1.75	2/week	0.875
		1.75	3/week	0.58
		1.75	4/week	0.44
		1.75	5/week	0.35
		1.75	6/week	0.29
		1.75	7/week	0.25

Garbage Room Sizing		Organics	Recycling	Uncompacted Garbage 95 Gallon Toters	Garbage & Recycling Only	BULKY GOODS	TOTAL AREA Req'd (SM)
Frequency of Pick up		4.25	7.44	15.94	23.38	0.00	27.63
1/week		4.25	7.44	15.94	23.38	0.00	27.63
2/week		2.13	4.25	8.50	15.94	0.00	18.06
3/week		2.13	3.19	6.38	9.56	0.00	11.69
4/week		1.06	3.19	4.25	7.44	0.00	8.50
5/week		1.06	3.19	3.19	6.38	0.00	7.44
6/week		1.06	3.19	3.19	6.38	0.00	7.44
7/week		1.06	3.19	3.19	6.38	0.00	7.44

PROPOSED GARBAGE ROOM SIZE BASED ON TWICE PER WEEK PICK-UP OF GARBAGE & ONCE PER WEEK OF ALL OTHER MATERIALS		Description	Area (SM)
		Organics Room	4.25
		Recycling Room	7.44
		Garbage Room	15.94
		Bulky Goods Storage	0.00
		Total Area Required	27.63