BURNSIDE

Solid Waste Management Plan
Millcroft Greens Residential Development

Millcroft Greens Corporation
4900 Palladium Way, Suite 105
Burlington ON L7M 0W7

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4900 Palladium Way, Suite 105
Burlington ON L7M 0W7

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March 2022
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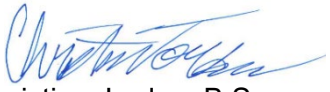
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0	Yes	Yes	Argo Development Corporation
0	Yes	Yes	Wellings Planning Consultants Inc.

Record of Revisions

Revision	Date	Description
1	May 6, 2020	Updated Submission to Client
2	August 25, 2020	Updated Submission to Client
3	September 30, 2020	Updated Submission to Client
4	January 14, 2022	Updated Submission to Client
5	March 2, 2022	Updated Submission to Client

R.J. Burnside & Associates Limited

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1.0 Introduction

This document describes the Solid Waste Management Plan developed to consider issues and solutions related to solid waste management for the proposed Millcroft Greens Corporation residential development. This plan is based on current plans for development of Areas A-E, outlined on Gerrard Design Associates Inc.'s '*Preliminary Development Concept'*, dated February 23, 2022 (refer to Figure 1-1), alongside the Kirkor Architects and Planners '*Site Plan'* and '*Ground Floor Plan*' for Area E (No. dA1.2 and dA2.1, respectively), each dated January 13, 2022, attached in Appendix A. The development will have a net developable area totalling 8.47 hectares in size. The layout of these Site's may change prior to construction, though it is currently expected that the methods of handling solid waste as expressed in this report will not require revision.

This project involves redeveloping five (5) areas of an existing golf course for residential use:

- Area A – D include 90 detached units on condominium roads:
  - Area A will contain 29 detached homes.
  - Area B will contain 40 detached homes.
  - Area C will contain 14 detached homes.
  - Area D will contain 7 detached homes: and
- Area E, located at 4274 Dundas Street, is a 6-storey apartment building with 130 units, including surface and 1 level of underground parking.

In preparing this report, Burnside has considered the following:

- Halton Region – Development Design Guidelines for Source Separation of Solid Waste, Regional Official Plan Guidelines, dated June 2014.
- Direct communications with Halton Region's Multi-Residential Waste Diversion Coordinator.
- Halton Region – By-Law's No. 123-12, 88-15.
- Waste Diversion Ontario – Continuous Improvement Fund (CIF) Report 219: *Best Practices for the Storage and Collection of Recyclables in Multi-Residential Buildings*, dated February 2011.
- Waste Diversion Ontario – Continuous Improvement Fund (CIF) Report 723: *Multi-Residential Project Debriefing Series*, dated March 14, 2014.
- Resource Recovery and Circular Economy Act, 2016; and
- *Ontario Food and Organic Waste Framework*, dated April 2018.



Figure 1-1

Additional Burnside Solid Waste Notes:

- Areas A - D include 90 detached units on private condominium roads.
- Area E is a 6-storey apartment building with 130 units, including surface and underground parking.

- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.
- Aerial Photo: Google Earth, Approx. Spring 2015

GERRARD DESIGN

Millcroft Greens Corporation | Burlington, Ontario

PRELIMINARY DEVELOPMENT CONCEPT

PROJECT 1516
DATE FEB 23, 2022
SCALE NTS

SK-74

2.0 Waste Collection and Storage

Areas A – E will be designed to utilize Halton Region waste collection services. The *Halton Region Development Design Guidelines for Source Separation of Solid Waste* document, hereinafter referred to as the 'Guidelines', outline the requirements to obtain approval. Following the Guidelines provides some flexibility to address future solid waste management needs and programs. In addition, Halton Region's waste collection services are preferable when considering the life cycle cost of the development.

2.1 Areas A – D (Detached Units)

Areas A-D will be designed appropriately to utilize Halton Region waste collection services. The private, condominium roads will be designed and constructed in accordance with all applicable legislation, by-laws, and Halton Guidelines. Per the Halton Guidelines, the private roads will be designed to:

- Allow for access of the curbside collection points, without requiring reversal onto Municipal Roads.
- Allow for continuous forward motion, not requiring collection vehicles to reverse.
- Be constructed with a hard surface acceptable to the Region.
- Have a minimum width of 6 metres.
- Have turns featuring a turning radius from the centre line of 13 metres.
- Have a minimum overhead clearance of 7.5 metres, kept free from obstructions: and
- Support a minimum of a fully loaded waste truck (35 tonnes).

Wastes are to be set out at their collection point by each homeowner prior to 7:00 AM on their designated collection day. Wastes are to be set out in a manner that is accessible to the waste collection vehicle and does not obstruct any sidewalk or roadway. Garbage is collected once every other week, though recycling and organics are collected by the Region weekly. The quantity and standard container requirements for these wastes have been included in Section 3.0. Additional recycling, organics and garbage receptacles may be collected, though extra garbage containers must have a garbage tag obtained from the Region. Waste and receptacles are to be stored inside their respective residences (i.e., in a garage) between collection dates.

Halton Region also provides scheduled collection of bulky wastes and yard wastes throughout the year. In Burlington, three bulky waste items may be collected per residential unit every other week. Yard waste is also collected every other week from the months March through to December. These wastes are to be placed at the collection point by property owners in accordance with Regional by-laws and guidelines.

Property owners may also bring their wastes for disposal at the Halton Waste Management Site. Should they do so, they may be subjected to associated disposal fees.

2.2 Area E (4274 Dundas Street Medium Density Residential Development)

The Halton Guidelines incorporates waste storage requirements and contains additional design criteria to describe physical characteristics of the waste storage rooms and building requirements to accommodate waste collection vehicles.

2.2.1 Waste Storage Room

In addition to the Halton Guidelines document, Burnside has also considered CIF Report 219 and Report 723 related to multi-unit residential buildings for their waste management effectiveness. Both reports made recommendations for the design and operation of new buildings. The findings of the CIF reports are consistent with Halton's Guidelines. Burnside has also studied the Ontario Food and Organic Waste Framework which outlines the objective of increasing resource recovery (from food and organic waste in particular) from multi-unit residential buildings.

Based on the reviewed documentation, Area E of the development will feature the following residential waste collection system:

- A single storage room for residential recycling, garbage, and organics waste:
  - Space for bulky waste will be accommodated in this room as required by Halton Guidelines.
- A compactor will be used to minimize the number of bins required for garbage storage.
- The waste storage room will be locked and inaccessible to residents.
- A tri-sorter chute system, accessible on each residential floor of the tower, will be used to deliver the waste to the waste storage room:
  - Controls at the chute access include an interlock to prevent simultaneous access and access during maintenance; and
  - The controls will also indicate the type of waste being disposed by the resident. This will operate a tri-sorter providing three outlets: one for organics, another for (single stream) recycling, and a third for garbage.
- Front-load bins will have wheels to allow maintenance staff to move the bins as required.
- The development features five ground floor suites that will not have access to the chute system for their waste. These residents will dispose of their wastes using a through-the-wall chute system leading into small carts in the waste room on the ground floor. These chutes are accessed via the Through-The-Wall Chute Room:



Figure 2-1: Through-the-Wall Chute

  - Carts (expected to be 360 L/95 gallon capacity or similar) will be required on the receiving end of the through-the-wall chutes to collect waste as it is deposited.
  - For the recycling waste stream, the cart will be dumped into the front-lift bins regularly. A cart tipper[1] may be used to assist maintenance staff with this task. Use of a cart tipper will reduce the likelihood of workplace accidents and reduce strain on maintenance staff.
  - For the garbage stream, front-lift bins will need to be 'pre-loaded', tipping the garbage cart into an empty garbage bin just before it is loaded on to the compactor, using the cart tipper. This is expected to occur every time a new front-lift bin is loaded onto the compactor.
- The waste storage room will be rodent proof, properly ventilated, and include a hose bib and floor drain for periodically washing the room.

The front-load bins and semi-automated carts used to store materials will have wheels to allow maintenance staff to move the bins as required. The waste storage room will be rodent proof, properly ventilated[2], and include a hose bib and floor drain for periodically washing the room. Should it be necessary, odour and insect issues can be addressed by:

- Increasing the ventilation (air changes per hour).
- Reducing the storage temperature (air conditioning).
- Adding odour neutralizer sprays in the waste room(s); and/or
- Increasing the cleaning efforts for the room, it's equipment and the waste containers.

The Halton Guidelines document incorporates waste storage requirements and contains additional design criteria to describe physical characteristics of the waste storage room, loading area, and building requirements to accommodate waste collection vehicles. Based on the Guidelines, the development is expected to be compatible with Halton Region provided recycling, organics and refuse collection. This waste management plan is sufficiently flexible to allow future revision of the Region's waste collection processes, including privatization and changes that may occur in result of the Resource Recovery and Circular Economy Act.

In addition to the Halton Guidelines document, Burnside considered CIF Report 219 and Report 723 related to multi-unit residential buildings for their waste management effectiveness. Both reports made recommendations for the design and operation of new buildings. The findings of the CIF reports are consistent with Halton's Guidelines. Burnside has also studied the Ontario Food and Organic Waste Framework which

[1] A cart tipper such as one from Vestil Manufacturing Corp. or similar may be used (example, https://www.vestil.com/product.php?FID=227, accessed December 2021).
[2] Per ASHRAE Standard 62, air exchange rate for waste storage rooms as one-cubic foot per minute per square foot of floor space (1 CFM/sq.ft.).

outlines the objective of increasing resource recovery (from food and organic waste in particular) from multi-unit residential buildings.

The storage requirements of waste materials may change as Individual Producer Responsibility (IPR) stewardship programs are implemented following the development of new Producer Responsibility regulations under the Resource Recovery and Circular Economy Act (RRCEA). Specifically, a new regulation (O. Reg. 391/21) under the RRCEA involves shifting responsibility for the blue box program to producers, eliminating current municipal obligations after the transition to full producer responsibility. Future changes to the recycling regulation or producer-lead programs could include additional storage requirements for dual stream collection (i.e., plastics vs. paper, or containers vs. fibres). Similarly, the producer-lead programs may need additional operational efforts from maintenance staff. Details for the implementation of recyclables collection are still unknown. It is anticipated that recycling programs will remain like Halton's current programs for the next few years (2025, and possibly beyond).

2.2.2 Three Stream Waste Disposal

Located on the ground floor of the 6-storey building, the waste storage room will provide a chute and tri-sorter to facilitate the collection of recycling, organics, and garbage. It is recommended that posters are displayed near the chute door on each floor that educate the residents on waste diversion, reduction, and acceptable wastes[3]. The chutes will lead waste into the waste storage rooms, which will feed:



Figure 2-2: Front Lift Bin

- 4 yd^3 front load bins for recycling;
- 360 L semi-automated carts for organics; and
- A compactor that loads 3 yd^3 front load bins for garbage.



Figure 2-3: 360 Litre Cart

The semi-automated carts are standard 360 litre plastic bins with wheels (see Figure 3). Section 3.0 outlines waste bin and equipment requirements for Area E.

Ground floor units will have access to a through-the-wall chute system for each of the three waste streams. These units will feed their waste into these chutes (akin to a mailbox drawer), which lead to small containers. Maintenance staff will check the carts and bins daily to ensure those reaching capacity are exchanged for empty units. Building

[3] These educational materials are generally available from Halton Region, displayed here: https://www.halton.ca/For-Residents/Recycling-Waste/Waste-Collection-for-Apartment-and-Condominium-Buildings (accessed December 2021).

maintenance staff will control access to the waste storage room as there are some safety concerns with the chute, tri-sorter, and the garbage compactor.

2.2.3 Waste Collection

Halton Region collects each of the three streams once per week, on different days – though garbage may be collected twice per week. On each collection day by 7:00 AM, maintenance staff will move the carts and/or bins from the waste storage room to the Waste Loading Area. The Loading Area is designed in accordance with Halton Guidelines so that the waste collection service provider (collection vehicle) does not need to exit the vehicle to jockey bins or carts while collecting the waste stream. Dimensions of the staging and loading areas are included in Figure's 1 and 2 of Appendix A. The property manager will organize bins in accordance with the 'grid' system in preparation for collection, as indicated in Appendix 4 of the Halton Guidelines. This system is illustrated within the floor plan of the loading area, which has been included in Appendix A. Facility maintenance staff will transport the empty carts and bins back to the waste storage room for continued use by residents. Each waste stream will be collected on separate days, so they may use the same loading area without conflict.

While the bins or carts are in the Loading Area, there may not be a bin or cart available for resident use in the waste storage rooms. For tower residents, the chute system may be 'locked out' to prevent disposal of that waste type (or all wastes). All residents will be made aware of the waste collection schedule so they can plan their disposal routine while minimizing waste stream contamination (i.e., garbage in recycling or organics) and maximize diversion (avoiding organics or recycling in the garbage stream). However, we anticipate the waste storage room is large enough to store additional containers that may be used to provide continuous service, even when the remaining containers are awaiting collection. This concept is shown with additional bins/carts present in the waste room floor plan, attached in Appendix A.

2.2.4 Bulky Waste Disposal

A contiguous bulky waste storage area, at least 10 m^2 in size, is incorporated into the Area E waste storage room. Bulky waste items such as used furniture, mattresses, appliances, etc., will be stored in the waste collection room. This material will be collected by the Region as coordinated by the Property Manager. Residents will not have general access to this room. Residents may contact the Property Manager or other applicable person to gain access to this room (generally escorted access).

Materials that are subject to a stewardship program or a Product Care Association and items such as automotive tires, paints, and electronics, will not be accepted as bulky waste.

Halton Region also supplies a 40 yd^3 roll-off bin twice per year for bulky waste collection. If required, this bin will be placed in the outdoor parking area. Staff will contact the Region to coordinate delivery and collection of the bin.

2.2.5 Grounds Keeping, Maintenance and Renovations

It is anticipated that waste generated by minor Area E building maintenance activities, such as replacing broken fixtures, light bulbs, etc., but excluding those listed in Section 2.3, can be accommodated in the waste room.

Area E grounds' keeping is expected to be a contracted service that will remove the leaf and yard waste as part of the service.

Contractors will typically undertake significant renovations or maintenance projects. It is expected that wastes generated during the work will be removed as part of their contract.

2.3 Materials Not Collected

Waste materials that are not accepted by the Region's three stream waste collection system will not be collected at Areas A – D. Similarly, these materials will not be accepted or stored in Area E's waste storage room.

Municipal Hazardous and Special Waste (MHSW) and Waste Electronics and Electrical Equipment (WEEE) are not accepted by the Region's collection vehicles. Residents with MHSW or WEEE must return it to an appropriate recovery facility, such as retailers with take-back programs or to the Halton Waste Management Site. The residents are responsible for the storage and disposal of these materials.

All wastes should be handled and disposed by residents in accordance with Halton Region's guidelines[4]. Generally, the Halton Waste Management Site accepts all waste types, including those not collected at the curbside. Residents must deliver the waste to the Site themselves, following direction from Site staff.

The waste materials that are collected may change as Individual Producer Responsibility (IPR) stewardship programs are developed under the Resource Recovery and Circular Economy Act (RRCEA). This may include additional take-back programs at retailers. Overall, it is expected that changes to the wastes collected can be accommodated within the storage areas available individually for Areas A – D, or the waste room of Area E.

[4] Information on how alternate waste streams are to be disposed / recycled can be found on the Region's website, www.halton.ca/waste (accessed December 2021).

3.0 Waste Management System Requirements

Table 1 outlines the system requirements for residential waste management at Areas A – D. These are detached units, so each will have their own waste storage containers as required by Halton's Guidelines:

Table 1: Household Equipment Requirements– Areas A – D

Quantity	Item	Use	Collection Frequency
2	100 litre rigid, plastic containers (also known as a "Blue Box").	Recycling	Weekly
1	A plastic container compatible with the Region's Contractor for the provision of Organic Waste Collection, with a capacity of 35 to 50 litres.	Organics	Weekly
3	Garbage Receptacles defined in the Regions By-Law No. 123-12.	Garbage	Once every other week
*Recycling and organics receptacles will be provided by the Region to residents.			

Table 2 provides the requirements for Area E, a multi-unit residential building. We note, per Halton Guidelines:

- Each waste stream is collected weekly, on separate days (one stream per day).
- Storage of recycling assumes one 360 L (0.34 yd^3) recycling bin for every seven units, per Halton Guideline section 1.8.1.2.2. This volume was then converted to front-lift bins (without compaction).
- Halton Guideline section 1.8.1.3.2 requires one 360 L (0.34 yd^3) organics bin for every 25 residential units.
- 81 to 200 residential units can be accommodated using 6 yd^3 of compacted garbage per week, per Appendix 2 of Halton's Guidelines; and
- Through-the-wall chutes are provided for ground floor residents waste disposal – one for each waste stream. Waste in the containers below the through-the-wall chutes is transferred by building staff into the correct storage container (i.e., semi-automated cart or front-load bin) as necessary.

Table 2: Waste Storage Room Equipment Requirements – Area E

Quantity	Item	Use	Collection Frequency
3†	3 cubic yard front load waste bin	Recycling (uncompacted)	Weekly
6†	360 litre semi-automated carts	Organics (uncompacted)	Weekly
2†	3 cubic yard front load waste bin (compaction type bin)	Garbage (compacted)	Weekly
1	Waste Compactor	Compacts garbage into the bins	N/A
1	Tri-sorter	Directs chute to the correct waste stream	N/A
3	Through-the-Wall Chutes	Disposal for ground-floor residents	Transferred as necessary

1. The Area E waste storage room will facilitate all items listed above, provides space for bulky waste, and allows for the repositioning of bins and carts as they reach capacity.

† Appendix A, 'Waste Storage Room and Loading Area' (Figure 1) shows an extra bin (or cart) in case additional capacity is required or for use during collection.

4.0 Conclusions

From the research completed in preparing this report, Burnside believes that the design of the Millcroft Greens Residential development project will be able to provide flexibility in current and future solid waste management systems for Areas A-E. The development has been designed to meet all current Halton Region standards and guidelines. Further, the development's design provides the flexibility required to address future changes to Halton's solid waste management programs.

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Appendix A

Site Plan (Including Collection Vehicle Turning Path) and Ground Floor Plan

GENERAL INFORMATION:

-FOR SURVEY INFORMATION, PLEASE REFER TO R-PE SURVEYING LTD.

-FOR CIVIL AND SITE SERVICING INFORMATION, PLEASE REFER TO URBANTECH CONSULTING

-FOR LANDSCAPE INFORMATION, PLEASE REFER TO NAK DESIGN

-FOR TRAFFIC AND TRUCK TURNING INFORMATION, PLEASE REFER TO CROZIER CONSULTING ENGINEERS

-SNOW WILL BE REMOVED FROM SITE

LOT INFORMATION:

LOT INFORMATION

FFE:

FFE AT GROUND FLOOR = 155.10

General Notes

NTS

4 dA1.2

- O — OCCUPANT PARKING SPACE
- AO - A — ACCESSIBLE OCCUPANT SPACE TYPE A
- AO - B — ACCESSIBLE OCCUPANT SPACE TYPE B
- SV — SERVICE VEHICLE SPACE
- V — VISITOR PARKING SPACE
- AV - A — ACCESSIBLE VISITOR SPACE TYPE A
- AV - B — ACCESSIBLE VISITOR SPACE TYPE B

1200 — VERTICAL BIKE SPACE

1800 — HORIZONTAL STACKED BIKE SPACE

6000 × 2750 — PARKING SPACE

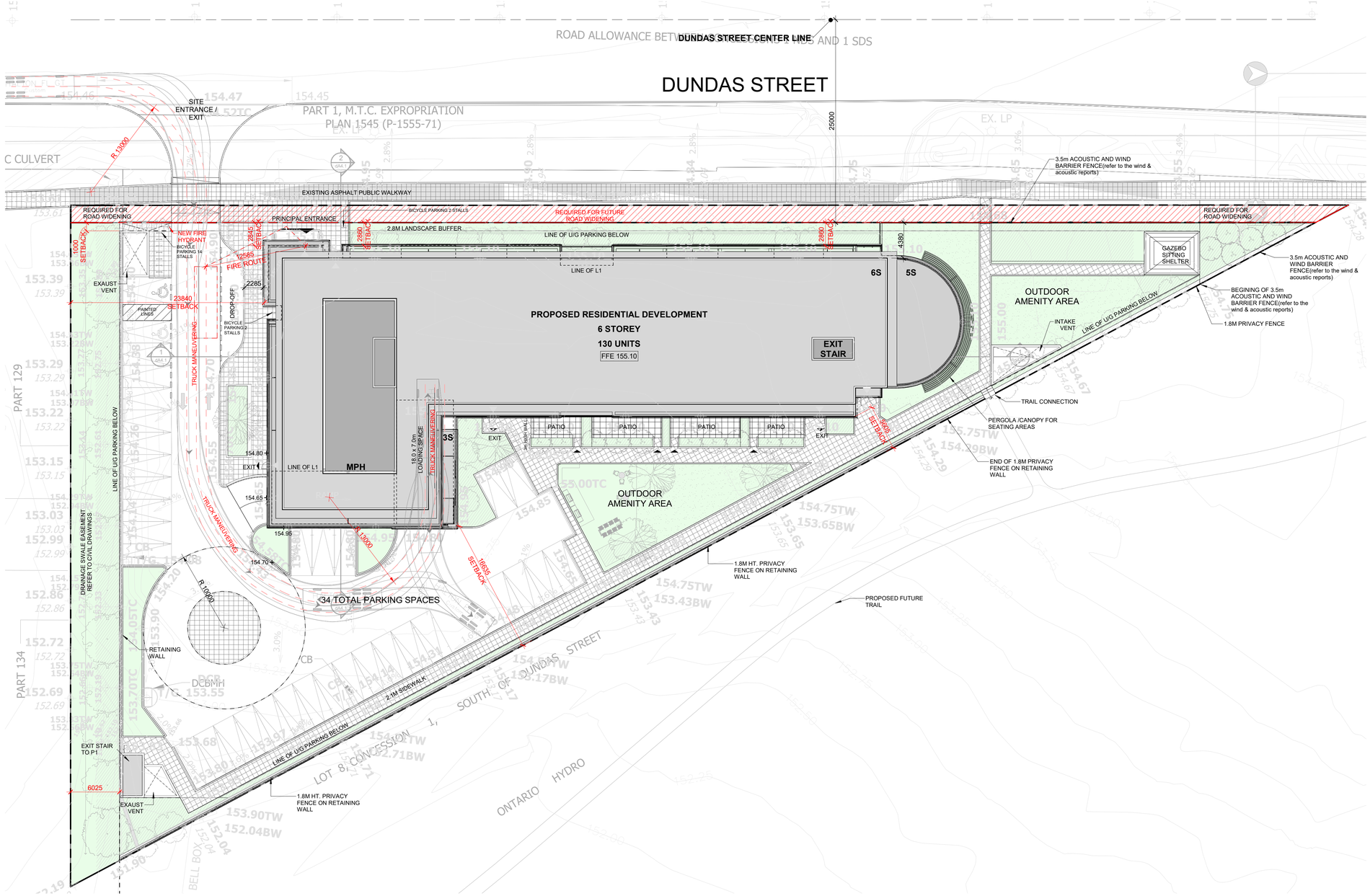
6000 × (3400 / 2.0M AISLE MIN. / 2750) — ACCESSIBLE PARKING SPACE A / ACCESSIBLE PARKING SPACE B

NOTE: 6M TYPICAL DRIVEWAY WIDTH IS MAINTAINED THROUGHOUT THE DEVELOPMENT

Typical Parking Space Legend

NTS

3 dA1.2



Site Plan

1 : 250

1 dA1.2

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Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
2	ZBA Submission #2	Jan. 13, 2022
1	ZBA Submission #1	Nov. 16, 2020
No.:	Issued For:	Date:

Drawing Title:

Site Plan

Client:

MILLCROFT - AREA E

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale: As indicated

Drawn by: Author

Checked by: Checker

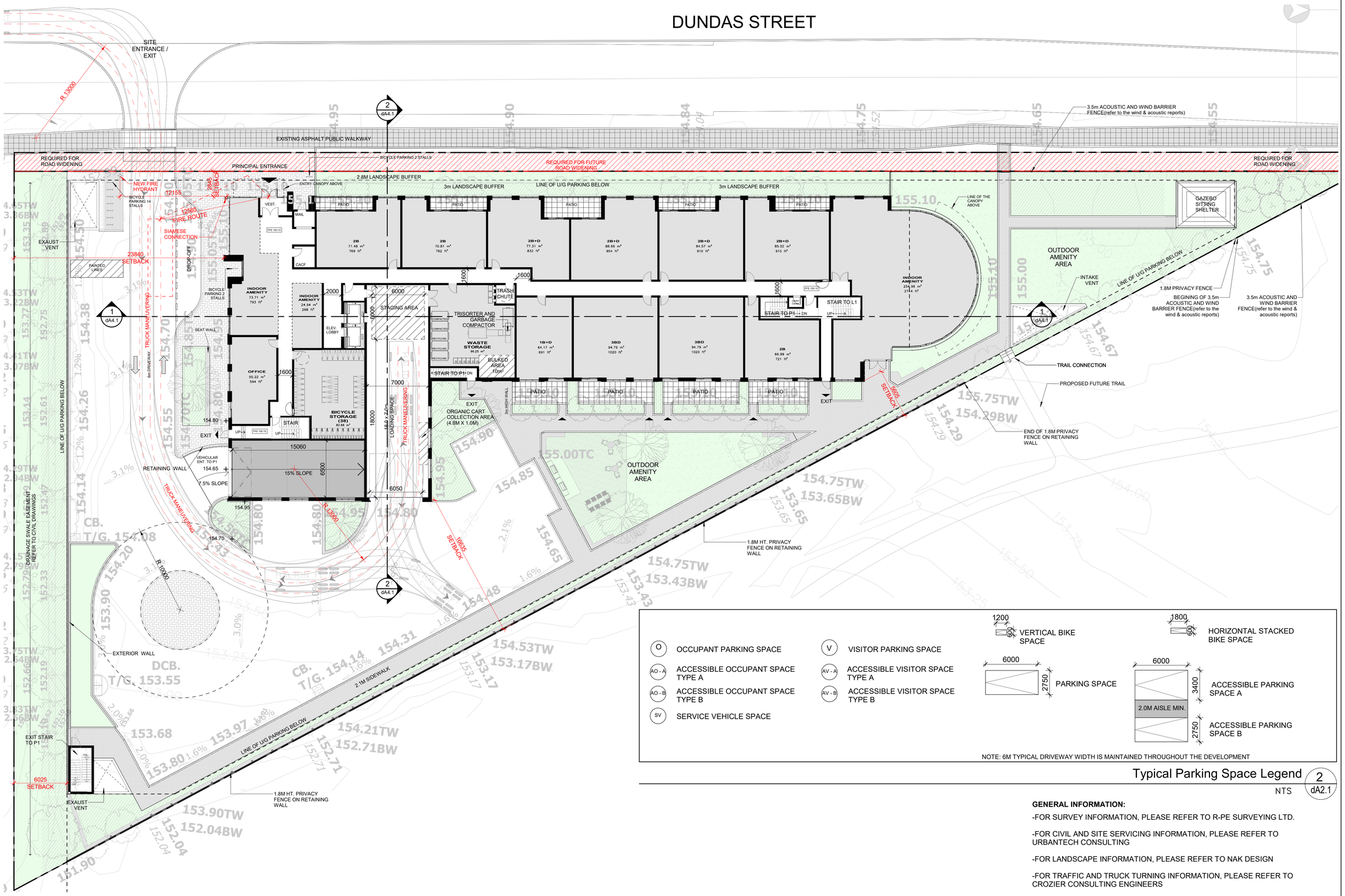
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Date: 13/01/22

Drawing No.: dA1.2

Plot Date: 2022-01-13 1:58:02 PM
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2020.09.26



O	OCCUPANT PARKING SPACE
AO - A	ACCESSIBLE OCCUPANT SPACE TYPE A
AO - B	ACCESSIBLE OCCUPANT SPACE TYPE B
SV	SERVICE VEHICLE SPACE
V	VISITOR PARKING SPACE
AV - A	ACCESSIBLE VISITOR SPACE TYPE A
AV - B	ACCESSIBLE VISITOR SPACE TYPE B

1200 / 600 VERTICAL BIKE SPACE

1800 / 600 HORIZONTAL STACKED BIKE SPACE

6000 / 2750 PARKING SPACE

6000 / 3400 / 2.0M AISLE MIN. / 2750 ACCESSIBLE PARKING SPACE A / ACCESSIBLE PARKING SPACE B

NOTE: 6M TYPICAL DRIVEWAY WIDTH IS MAINTAINED THROUGHOUT THE DEVELOPMENT

Typical Parking Space Legend

NTS

2 dA2.1

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-FOR TRAFFIC AND TRUCK TURNING INFORMATION, PLEASE REFER TO CROZIER CONSULTING ENGINEERS

-SNOW WILL BE REMOVED FROM SITE

Ground Floor Plan

1 : 200

1 dA2.1

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20 De Boers Drive Suite 400
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Revisions:

No.:	Revision:	Date:
2	ZBA Submission #2	Jan. 13, 2022
1	ZBA Submission #1	Nov. 16, 2020

Issued For: Date:

Drawing Title:

Ground Floor Plan

Client:

MILLCROFT - AREA E

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

4274 Dundas Street, Burlington Ontario L7R 3X4

Scale: As indicated

Drawn by: Author

Checked by: Checker

Project No.: 19-111

Date: 13/01/22

Drawing No.: dA2.1

Plot Date: 2022-01-13 15:05:05 PM
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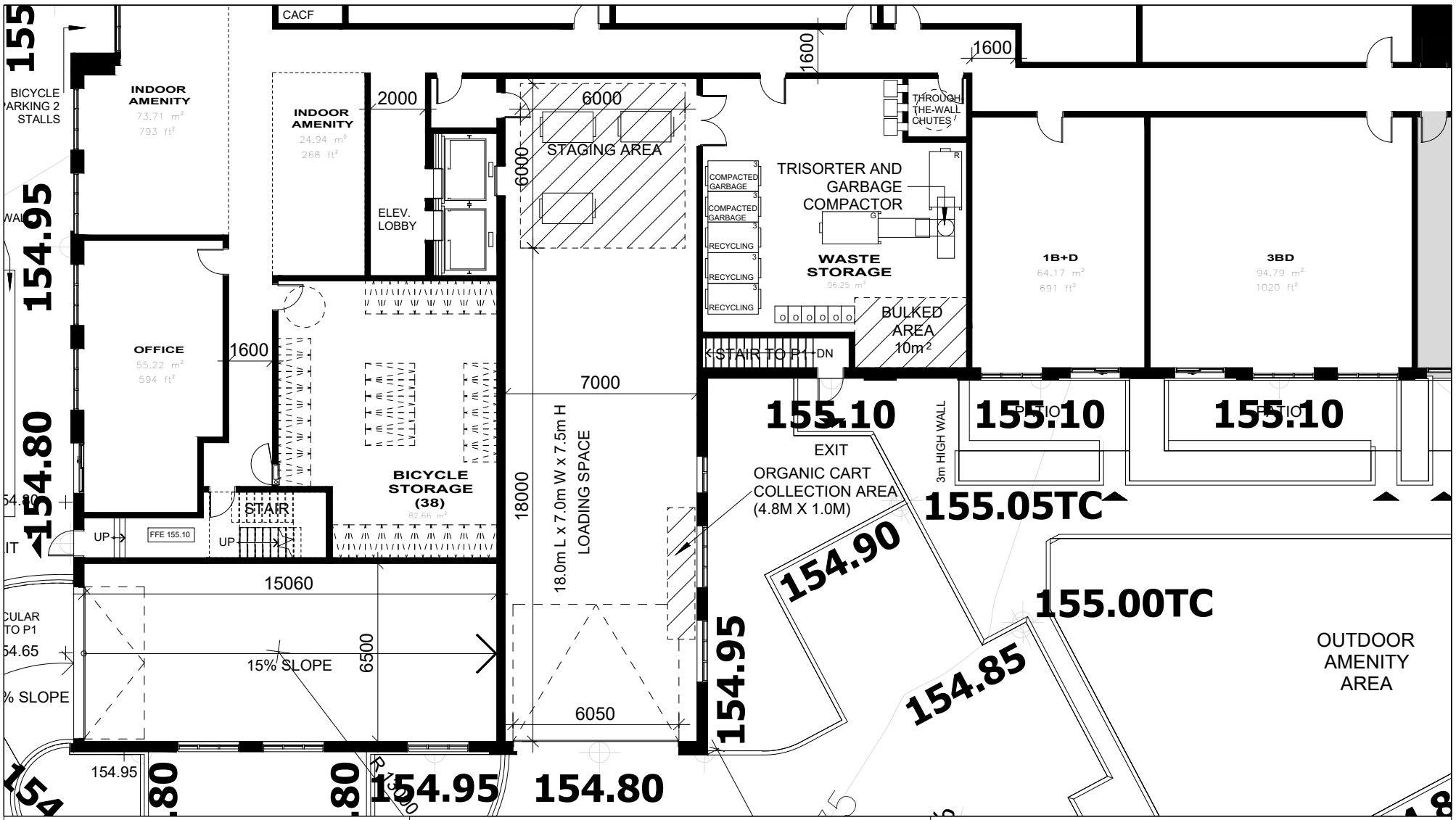
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Appendix B

Area E Waste Room and Loading Area Plans



NOTES:

- ADAPTED FROM MILLCROFT - AREA E 'SITE PLAN' FIGURE (dA1.2), FROM KIRKOR ARCHITECTS AND PLANNERS DATED 13/01/2022.
- ONE ADDITIONAL BIN IS SHOWN FOR EACH WASTE STREAM UNDER THE TRI-SORTER TO ALLOW FOR CONTINUED COLLECTION DURING BIN/CART PICKUP.

BURNSIDE

Client

MILLCROFT GREENS CORPORATION

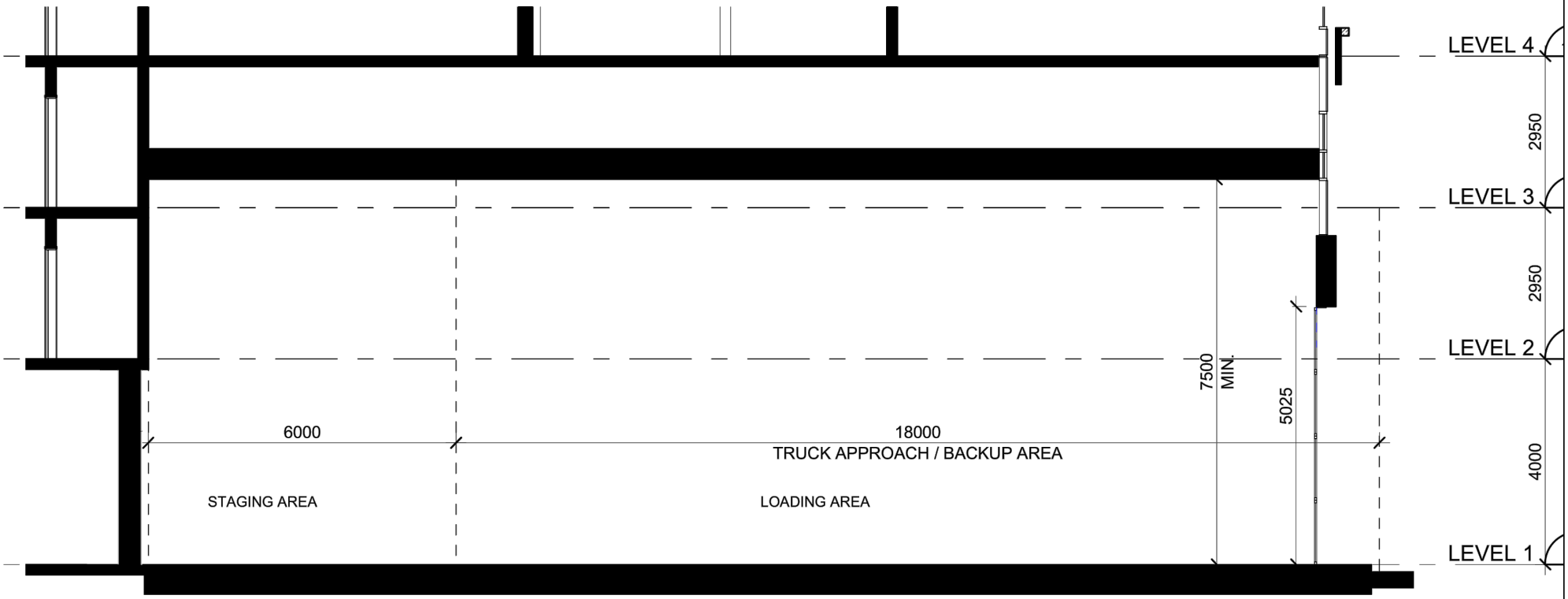
Figure Title

WASTE STORAGE ROOM AND LOADING AREA

MILLCROFT GREENS RESIDENTIAL DEVELOPMENT
WASTE MANAGEMENT PLAN

Drawn	Checked	Date	Figure No.
CJ	JH	FEBRUARY 2022	1
Scale		Project No.	
N.T.S.		300051554.0000	

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NOTES:

- ADAPTED FROM 'LOADING SECTION' FIGURE (dW1.2), FROM KIRKOR ARCHITECTS AND PLANNERS DATED 08/18/2020.

BURNSIDE

Figure Title

LOADING AREA CROSS SECTION

MILLCROFT GREENS RESIDENTIAL DEVELOPMENT
WASTE MANAGEMENT PLAN

Client

MILLCROFT GREENS CORPORATION

Drawn	Checked	Date	Figure No.
CJ	JH	FEBRUARY 2022	**2**
Scale		Project No.	
N.T.S.		300051554.0000	

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R.J. Burnside & Associates Limited