August 22, 2019 Reference No. 11196369

Ms. Ida Assogna
Director of Development
Core Development Group Ltd.
287 Macpherson Ave., Suite 202
Toronto, ON, M4V 1A4

Dear Ms. Ida Assogna:

Re: Old Lakeshore Road Mixed-use Tower Development
Waste Management Plan
Development Application
City of Burlington

1. Introduction

GHD Limited (GHD) was retained by Core FSC Lakeshore GP Inc. and Core FSC Lakeshore Ltd. to complete a Waste Management Plan in support of a Site Plan Application for the proposed mixed-use tower development (Site) located on Old Lakeshore Road in the City of Burlington. The proposed 27-storey development is to consist of 310 residential units, and four commercial units with a total area of approximately 707 metre squared (m^2). The Waste Management Plan has been prepared to address requirements from both the Halton Region's waste collection perspective and the City of Burlington's development application requirements in relation to the proposed development (layout and use).

The Waste Management Plan was prepared using Halton Region's (the Region's) Regional Official Plan Guideline that relates to waste management titled *Development Design Guidelines for Source Separation of Solid Waste* (Guideline)[1]. The City of Burlington's comments on the development application pre-consultation form and the pre-submission checklist were also considered while preparing this Waste Management Plan. As indicated in the pre-submission checklist, the following items are to be included in a Waste Management Plan:

- a loading plan showing turning radii for trucks
- building elevations illustrating vertical clearance for truck access
- details of layout for waste storage areas
- a letter confirming private pick-up if public waste collection is not proposed

This letter discusses the waste management issues related to the Site, and should therefore be considered to be the "Waste Management Plan" to satisfy the approval authority's requirements. The following elements are discussed herein:

- Proposed Site Plan
- Anticipated commercial and residential waste types and amounts

[1] Halton Region. (2014). Development Design Guidelines for Source Separation of Solid Waste.

- Commercial and residential waste storage options
- Commercial and residential waste collection details
- Best management practices to address common waste-related complaints
- Recommendations

2. Solid Waste Management Plan

2.1.1 Site Plan

As stated above the proposed 27 storey development consists of 310 residential units and three commercial units. There are four levels dedicated to parking. The ground floor is proposed to consist of common areas, residential amenities and the three commercial units and the following 26 floors consist of residential units. Commercial Unit Nos. 1 and 2, which are 172 m^2 and 178 m^2 respectively, have been suggested for use as a market and a café. Currently, Commercial Unit No. 3, which is 278 m^2 is anticipated to be a restaurant (see Ground Floor Site Plan included in Figure 1). There is additional commercial space which is approximately 79 m^2 that is proposed on the second floor, which is currently anticipated to be a part of Commercial Unit 3, which as stated, is anticipated to be used as a restaurant.

The current ground level floor plan (Figure 1) shows the proposed residential waste storage area, labeled as “Residential Garbage”, the proposed residential bulk waste storage room, labeled as “Res. Bulk Garbage and the proposed commercial waste storage area, labeled as “Commercial Garbage”. The residential storage area is 127.2 m^2 (including the 22.1 m^2 residential bulk waste storage room) and the commercial storage area is 42 m^2 respectively. The waste chute will discharge into the three waste stream sorting compaction system located in the northwest corner of the residential waste storage area. Both the residential and commercial waste storage areas have direct access to the waste collection point (loading area), which is 4 m by 13 m.

As the residential waste storage area will house the tri-sorter and compactor, residents will not be able to access residential waste storage area. Residents will be able to access the bulk waste storage room from the outside of the building (Figure 1). Tenants that rent the commercial units will be able to access the commercial waste storage area from the outside of the building as well (Figure 1).

The Site Plan for level two as shown in Figure 2 demonstrates the layout of a typical residential level. A room will be located by the south staircase on each floor with access to the three stream waste chute.

Collection Vehicle Routing

As demonstrated in Figures 3 to 6, which show the anticipated movement of the waste collection vehicles (auto-turn analysis), the geometrics of the proposed private road and loading turnaround area will facilitate the safe and unobstructed movement of the waste collection vehicle. The auto-turn analysis was completed using the specifications in the Region’s Guideline for collection vehicle dimensions and minimum turning radii required for site plan approval. The private road on the Site that the waste collection

vehicle will travel on has been designed to the requirements listed in Section 1.10 in the Region's Guideline.

Waste collection vehicles will access the waste loading area by entering the northeast portion of the Site off of Lakeshore Road and travelling south until the end of the private road on the Site. Once the waste is collected, the waste collection vehicle will reverse for approximately 18.2 m to the loading turnaround area which they will back into. The building design has incorporated the loading area and parking ramp down to the P1 level to allow waste collection vehicles to enter and exit the site in a forward manner, utilizing the flat area at the top of the parking ramp to turnaround within the site. As shown in the loading paths, while the back of the truck may overhand the beginning of the ramp slope, the back wheels of the vehicle do not need to back up past the flatter portion of the site (see Figure 4 and 6).

The waste collection vehicle route is open and is not obstructed by any overhangs. The only area that is covered is the turnaround area, which has a clearance is 5.1 m. The clearance is shown on Figure 7 and is labeled as "Loading Turnaround Clearance: 5.1 m".

2.1.2 Waste Volume

Although there are no requirements for demonstrating the volume or types of waste generated, understanding this information assists in determining the appropriate waste bin storage method and capacity requirements.

Commercial

To have a thorough understanding of the volume and types of waste that would be generated, the potential use of the commercial space needs to be established. As stated above, Commercial Unit Nos. 1 and 2, are 172 m^2 and 178 m^2 respectively and have been suggested for use as a coffee shop or café and Commercial Unit No. 3 (including the additional area on the second floor), is a total of 357 m^2 and is anticipated to be a restaurant.

Estimated commercial waste volumes were calculated using common commercial waste generation rates shown in Table 1 and with the assumption that Commercial Unit Nos. 1 and 2 will both be used either as a café or a market and that Commercial Unit No. 3 will be used for restaurant. The estimated commercial waste volumes are presented in Table 2.

Table 1 - Common Commercial Daily Waste Generation Rates[2]

Commercial Type	Garbage	Recycling
Café or Market[3]	300L/100 m^2 floor area/day	200L/100 m^2 floor area/day
Restaurant	660L/100 m^2 floor area/day	200L/100 m^2 floor area/day

[2] City of Melbourne. (2017). Guidelines for Preparing a Waste Management Plan.

[3] Based the size of the proposed market we anticipate that the potential volume of waste produced will be similar to a café.

Table 2 – Estimated Commercial Waste Volumes (Approximate)

Commercial Type	Garbage (L/day)	Recycling (L/day)
Café (Unit Nos. 1 and 2)	1050	700
Restaurant (Unit No. 3)	2356	714
Total	**3406**	**1414**

Residential

The estimated residential waste volumes were determined by working backwards from the Region's Guideline standards for waste capacity requirements (Table 3). The estimated average amount of garbage that will be produced is 6,881 L/week (compacted). The estimated amount of recyclable material produced is 13,320 L/week and organic waste is 3,960 L/week.

Table 3 – Estimated Residential Waste Volumes

Waste Type	Volume(L/week)
Garbage	6,881 (compacted)
Recyclable Material	18,349
Organic Waste	4,320

2.1.3 Waste Capacity Requirements

Commercial

Based on the estimated commercial waste volumes documented in Section 2.1.3, a 3-yard compactor with four mobile bins is suggested for garbage storage and two 6-yard mobile bins are suggested for recyclable material. The layout of the waste bins in the commercial waste storage room is depicted in Figure 8.

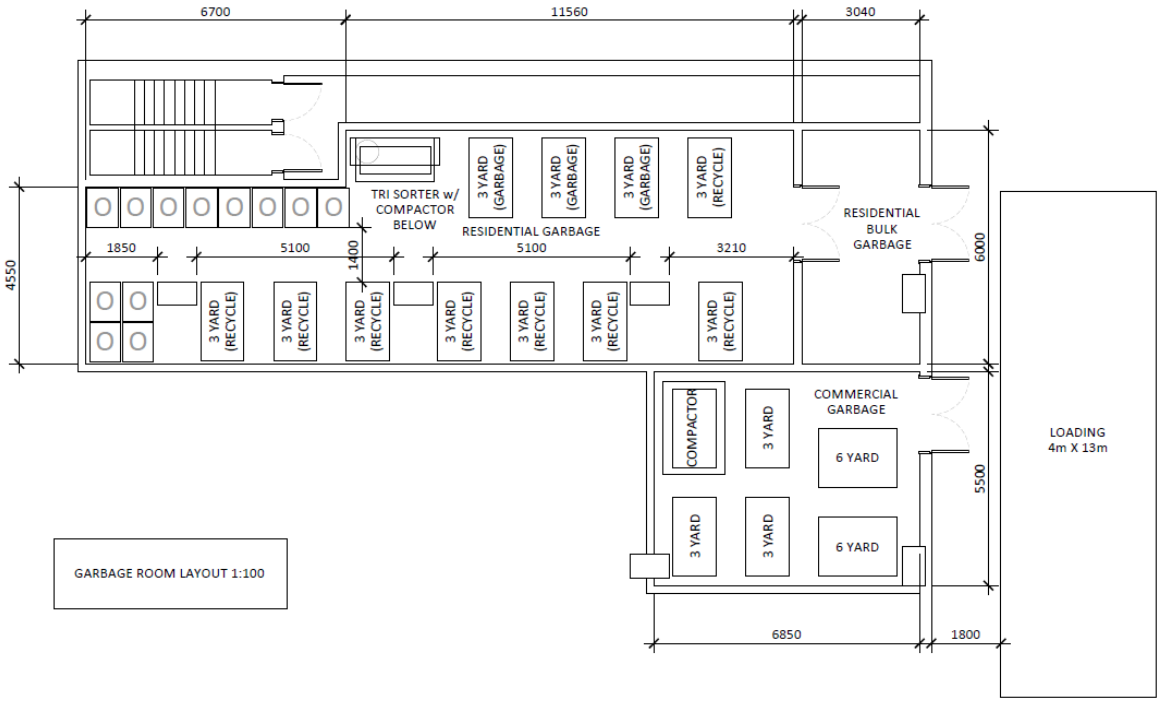


Figure 8 - Proposed Commercial and Residential Waste Room Layout

Garbage

The dimensions of a 3-yard compacter will vary based on the compactor chosen and the provider. An example of possible compactor is shown in Figure 9.

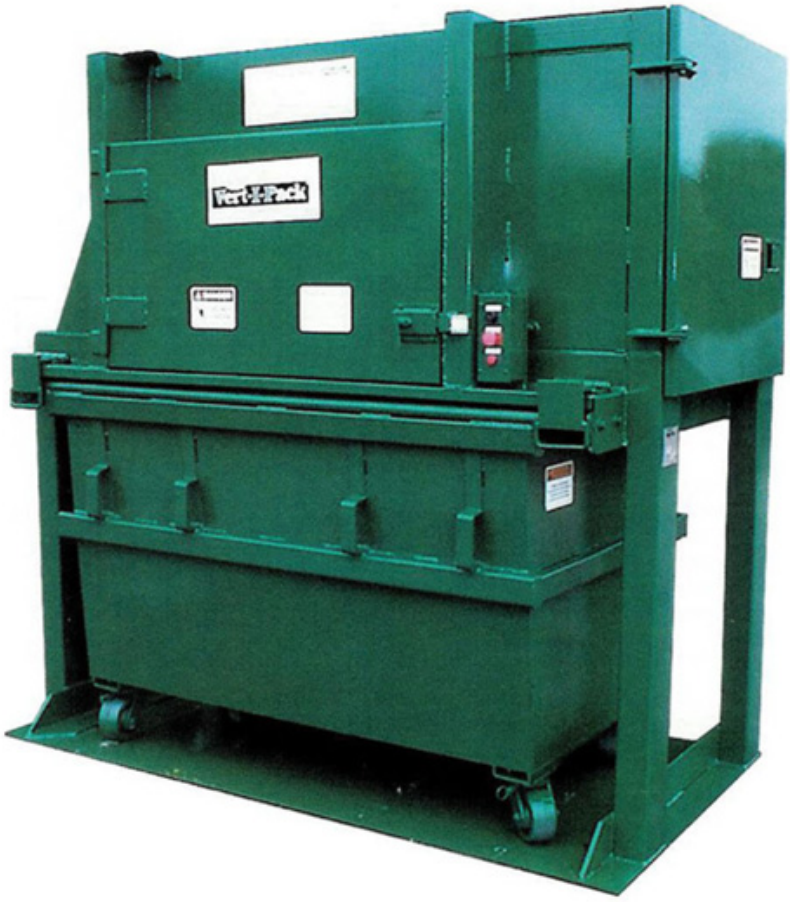


Figure 9 – Example of 3-yard Mobile Compacter

The footprint of the compactor shown above is 1.6 m by 2.4 m. Using the footprint of the compactor shown as an estimation of the space that would be required and keeping in mind that as per industry standards, waste bins should be separated by a minimum of 0.76 m, the total space required for garbage storage is 11.4 m^2.

Recyclable Material

As stated in the Region's Guideline the dimensions of a 6-yard bin are as follows:

- Width – 2.03 m
- Height – 1.52 m
- Depth (length) – 1.68 m

The storage space required for two 6-yard bins for recyclable material keeping in mind that as per industry standards the bins should be separated by a minimum of 0.76 m is 8.3 m^2.

The total storage space required for both commercial garbage and recyclable material is 20 m^2. Therefore, ample space has been provided in the commercial waste storage room, which is approximately 42 m^2 for both garbage and recyclable material.

Residential

As per the waste management requirements in the Region's Guideline there will be:

- a dedicated storage area, with enough space to store waste for a minimum of one week;
- recyclable and organic waste systems that are as convenient as the garbage system;
- collection point locations for waste that are accessible to all residents/occupants;
- a water hose connection and floor drain to allow storage areas and waste receptacles to be easily cleaned;
- adequate and well maintained mechanical ventilation and cooling mechanism to suppress odour during periods of hot weather in the waste storage areas;
- a sprinkler and fire prevention system in the waste storage areas; and
- secure access to the compactor with no general access.

The residential waste room provide adequate room for the tri-sorter/compactor and the bins for the storage of one weeks' worth of waste. The section below describes the waste collection containers and space required for garbage, recyclable material, organic waste and bulk collection. The proposed layout of the residential waste storage room showing the required waste containers is presented in Figure 8. An example of a tri-sorter with a compactor is provided in Figure 10.

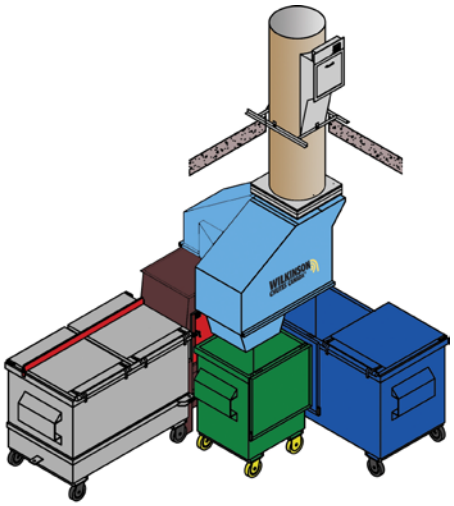


Figure 10 - Example Tri-sorter and Compacter

Garbage

As per the Region's Guideline, developments with 200 plus units should have a 3-yard compacter with three bins on wheels. As the proposed development is to have 310 units an additional 3-yard compactor bin is proposed to ensure there is enough space to store garbage for one week.

Using the dimensions of a 3-yard bin included in the Region's Guideline and keeping in mind that as per industry standards the bins should be separated by a minimum of 0.76 m the total space required for garbage storage is 13.7 m^2.

The purchase or rental of the front end bins that are appropriate for the compactor that is attached to the tri-sorter will made as specified in the "Approval of the Development Application".

Recyclable Material

As per our discussions with the Region, they have advised that they could provide front end recycling collection. Based on the number of units the Region has indicated that a minimum of eight 3-yard front end containers (loose) would be needed for weekly collection. A total storage space of 33.6 m^2 is required for recyclable material.

Organic Waste

As per the Region's Guideline, 12 carts will be required for organic waste with a space allotment of 0.8 m by 1 m per cart. A total storage space of 9.6 m^2 is required for organic waste.

The total storage space required for residential waste is 47.3 m^2. Therefore, ample space has been provided in the residential waste storage room, which is 105.1 m^2 for the storage of residential garbage, recycling and organics and to accommodate the footprint of the tri-sorter/compactor.

Bulk Waste

A clear and accessible area of 10 m^2 is required within the building for the storage of large, bulk waste items. As shown in Figure 8, a dedicated residential bulk waste storage area, which is separate from the residential garbage room is proposed. The bulk waste storage room has an area of 22.1 m^2. Residents would be able to access the area from the loading area and dispose of waste prior to pick up dates.

The temporary area within the property required by the Region's Guideline to accommodate a 40 cubic yard bin with a width of 2.44 m and a length of 6.71 m for collection of bulk waste will be provided within the loading area.

2.1.4 Waste Collection

As stated above waste collection will occur at the dedicated waste collection point (labeled in Figure 1 as "Loading"). Signs will be posted to indicate that the area is a waste collection point and that there shall be no parking or blocking of the waste collection containers. A person will be onsite to assist the driver of the waste collection vehicle in accessing the collection point and exiting the Site.

All waste collection containers will be placed at the collection point for pick up before 7:00 a.m. on the day scheduled for waste collection.

Commercial

As stated, in Part 3.2 of the Region Guideline, garbage and recycling collection is available for small commercial developments, consisting of six units or less. However, drive-through agreement[4] to facilitate collection is not possible for commercial collection; all waste must be collected from a municipal roadway. Therefore, this development is not eligible for the commercial waste collection by the Region. As such, a

[4] Drive-through agreement is defined in the Halton Region's Guidelines as an agreement between Halton Region and a property owner that permits Halton Region and/or its agents full access to the external property for the purpose of waste collection services.

contract with a private waste hauler will be established before the units are occupied. At this time it is not certain who will be renting the commercial units, so the potential use of the units can not been confirmed. As such, it is not possible to provide a letter confirming private pick-up of commercial waste. However, based on the current private waste collection market we are confident that a company will be more than willing to collect private commercial waste from the proposed development. Furthermore, based on our experience, we are confident that private companies' standard waste collection vehicles will be able to collect waste from the Site, as the design for the commercial waste storage area and loading area, along with the turnaround point satisfies waste storage both best management practices and the Region's requirements. It is suggested that providing a letter confirming private pick-up be included as a condition of the Site Plan approval by the City.

Schedule and Frequency

Based on number of waste collection containers allocated for the three commercial units, it is anticipated that the collection frequency will be a minimum of once a week. All collections would occur during the hours of 8:00 a.m. to 5:00 p.m. and as stated above will be contracted to a private waste hauler. The collection frequency and hours of collection will be determined and set-out in the contract between the private hauler and the developer.

Residential

A development must be more than 90 percent occupied before the Region will provide waste collection services. In the interim, the developer is responsible for solid waste management. Therefore, collection of residential waste will be discussed as 2 phases:

Phase 1 – Pre 90 Percent Occupancy – The developer will be responsible for establishing a solid waste collection for residents as an interim measure.

Phase 2 – 90 Percent Occupancy– Once 90 percent occupancy has been achieved, the developer will submit the "Application for Waste collection Services to Halton Region Waste Management Services", which will facilitate the provision of regional solid waste management services.

A "Drive Through Agreement" will be established with the Halton Region before collection commences to allow the Region and/or its agents full access to the external property for the purpose of providing waste collection services.

Phase 1 – Pre 90 Percent Occupancy

Schedule and Frequency

Based on number of bins required for the 310 residential units, it is anticipated that the collection frequency will be a minimum of once a week. All collections would occur during the hours of 8:00 a.m. to 5:00 p.m. and will be contracted to a private waste hauler. The collection frequency and hours of collection will be determined and set-out in the contract between the private hauler and the developer.

Phase 2 –90 Percent Occupancy Achieved

A letter will be provided to all tenants/owners within the development to communicate the details of the waste management system and when collection by the Region will commence.

Schedule and Frequency

As per the Region's Guideline, collection of garbage will occur weekly. It is anticipated that recyclable material and organic waste collection will also occur weekly. Collection time and date will be established by the Region.

2.1.5 Best Management Practices

In addition to the above, we have provided Best Management Practices (BMPs) that will mitigate any potential issues or complaints from residents as it relates to the management of waste on-site:

Continuous communication with tenants/owners about the waste management system.

As stated above a letter will be provided to all tenants/owners informing them of the waste management system in place and the services provided by the Region. In addition to this we suggest that quarterly notifications be sent out to tenants/owners indicating issues related to waste management that have been experienced such as people not sorting waste correctly and providing information and facts promoting waste diversion and reduction.

The lids of the waste storage containers should be kept closed at all times, except when depositing waste / collection is to occur.

Keeping the lids securely fashioned, (except when depositing waste/ waste collection), will reduce nuisance related effects, such as odour, and attraction of vermin.

Clean up litter from around waste collection point.

Waste collection point should be checked for litter after waste has been collected each week.

Noise

Ensure that collection hours are written into the contract with the private waste haulers and are established for normal business hours to reduce the noise effects from back-up beepers.

2.1.6 Recommendations and Conclusions

The following recommendations are provided:

- Within the commercial waste storage area a compactor with four 3-yard bins for garbage and two 6-yard bins for recyclable material should be provided;

- Within the residential waste storage area a compactor with four 3-yard bins for garbage, eight 3-yard front end containers for recyclable material, twelve 360 L carts for organic waste and an area for 10 m^2 for storage of bulk waste should be provided;
- Ensure lids of the waste bins are closed at all times, except for when depositing waste/ waste vehicles are collecting the material;
- Establish waste collection contract with private waste hauler for all commercial waste and for residential waste before the development reaches 90 percent occupancy; and,
- Implement standard waste management BMPs

By implementing the recommendations set out in this Waste Management Plan, the City of Burlington and the Region's requirements for a development application as it relates to Waste Management will be satisfied.

Should you have any questions on the above, please do not hesitate to contact us.

Sincerely
GHD

Prepared & Reviewed By:



Blair Shoniker, MA, RPP
Senior Waste & Environmental Planner
905 429 5040

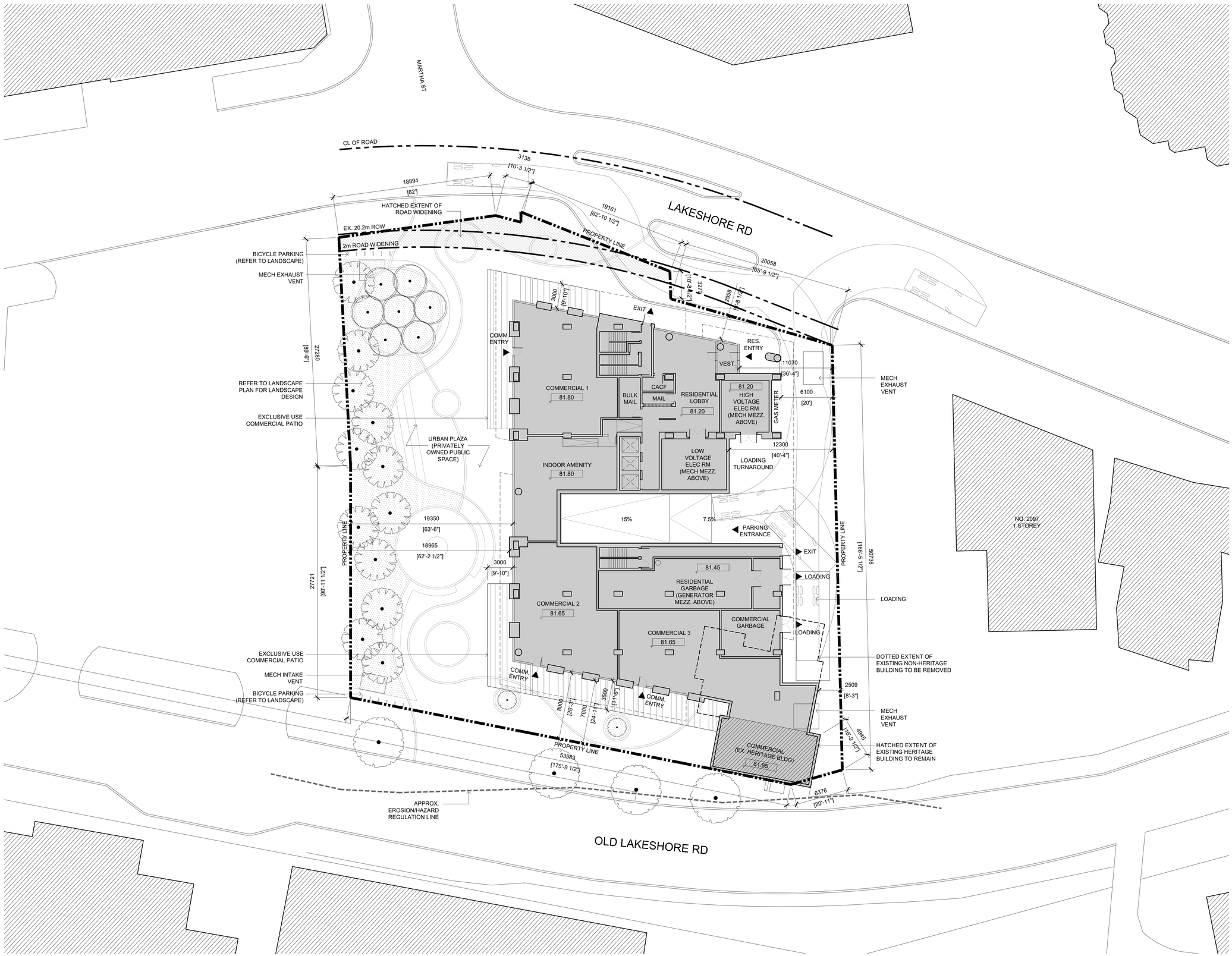
Prepared By:



Sarah Shields, M.Env.
Solid Waste & Environmental Planner
905 424 5031

BS/SS

Encl. Figure 1 - Ground Floor Plan
Figure 2 - Typical Plan of a Residential Level
Figures 3-6 - Auto-turn Analysis
Figure 7 - East Elevation
Figure 8 - Proposed Layout of Commercial and Residential Waste Storage Area
Figure 9 - Example of 3-yard Mobile Compacter
Figure 10 - Example Tri-sorter and Compacter



Revisions:

DESCRIPTION:	DATE:
Issued for OPA / ZBA	August 22, 2019

General Notes:

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

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BURLINGTON MIXED-USE BUILDING

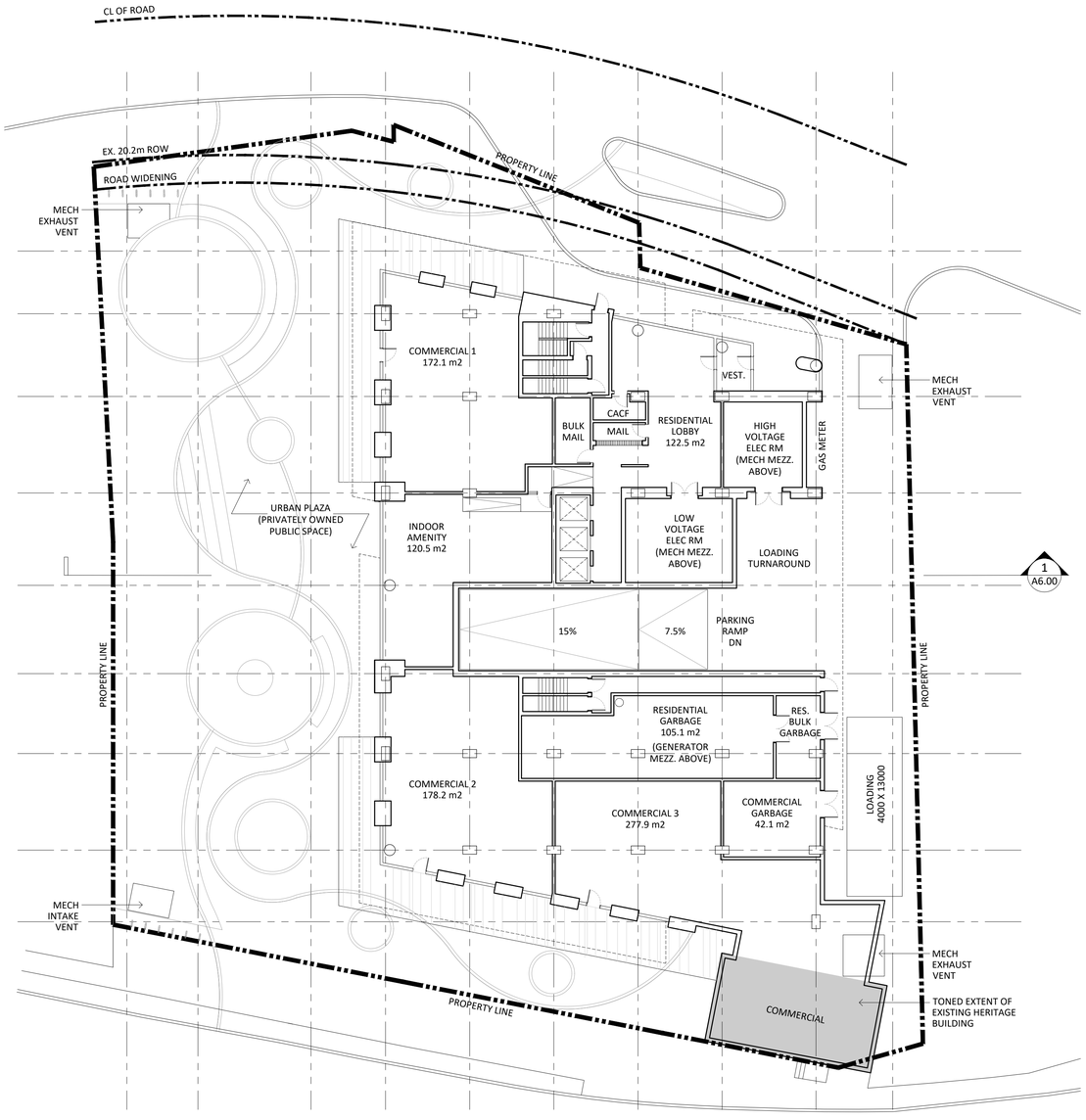
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2096 - 2100 Lakeshore Rd, Burlington

GROUND FLOOR SITE PLAN

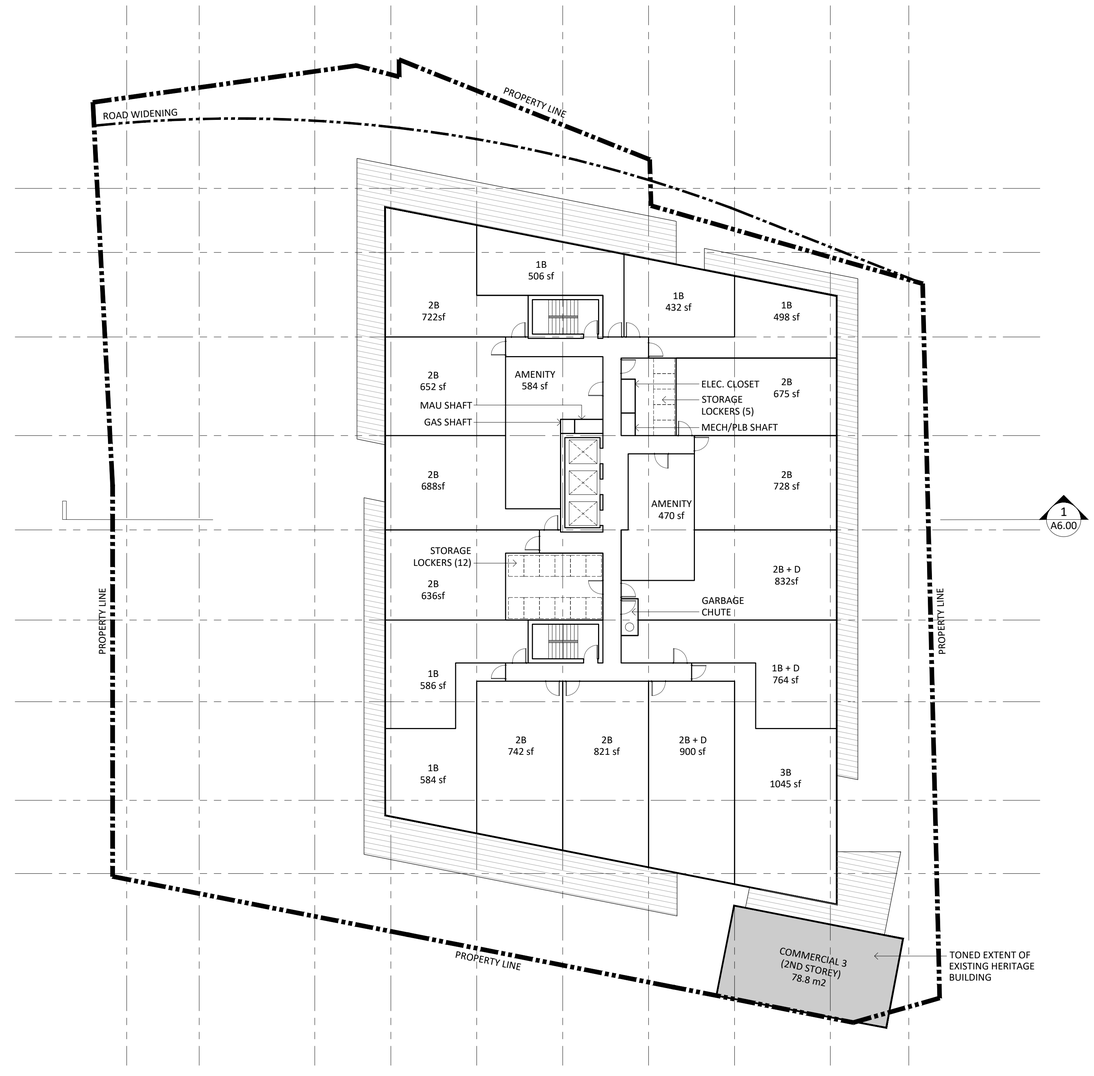
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SCALE:	1:200
DATE:	AUGUST 22, 2019
DRAWN BY:	

DRAWING NO.:

FIGURE 1



1 GROUND FLOOR
Scale: 1:200



2 LEVEL 2
Scale: 1:200

Revisions:

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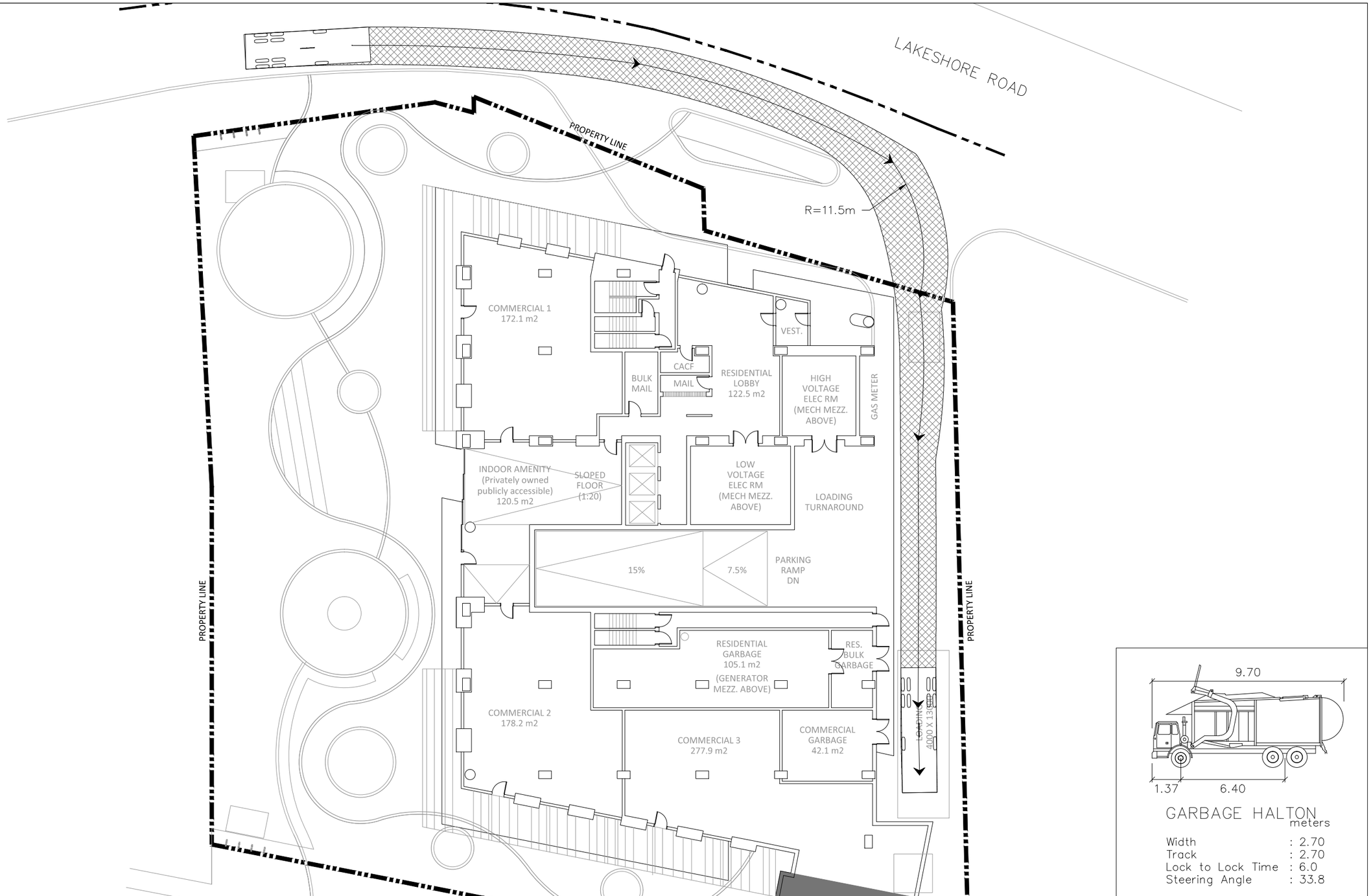
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FLOOR PLANS

PROJECT NO.: 1816
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DATE: AUGUST 22, 2019
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FIGURE 2



GARBAGE HALTON
meters

Width	: 2.70
Track	: 2.70
Lock to Lock Time	: 6.0
Steering Angle	: 33.8

DRAWN BY: D.C. PLOT DATE: August 13, 2019

LEA Consulting Ltd.
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Project No.
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AUG. 13, 2019

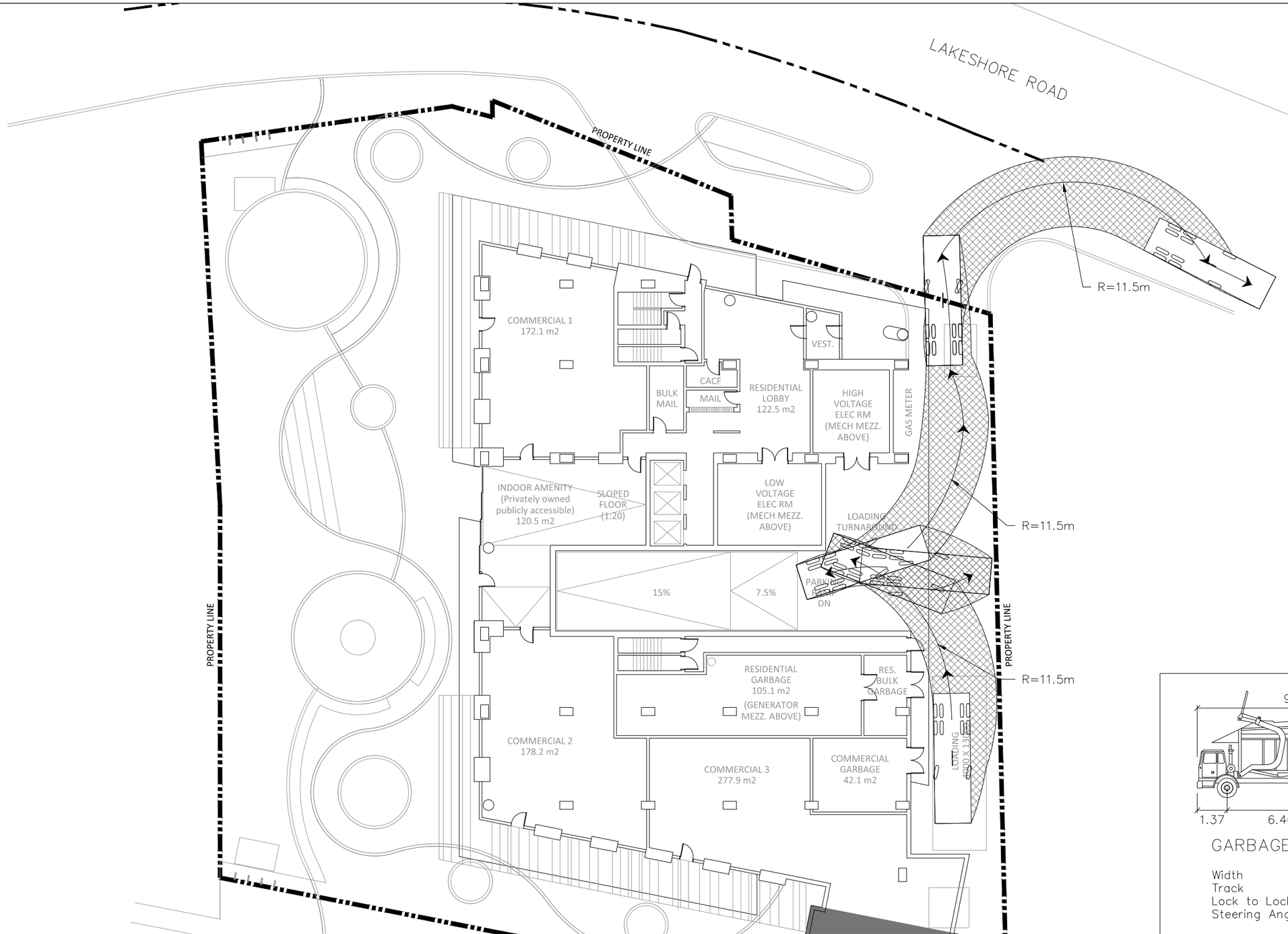
2093–2101 OLD LAKESHORE RD
BURLINGTON ONTARIO

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GROUND FLOOR PLAN
GARBAGE TRUCK
ENTRY SWEPT PATH ANALYSIS

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SK01

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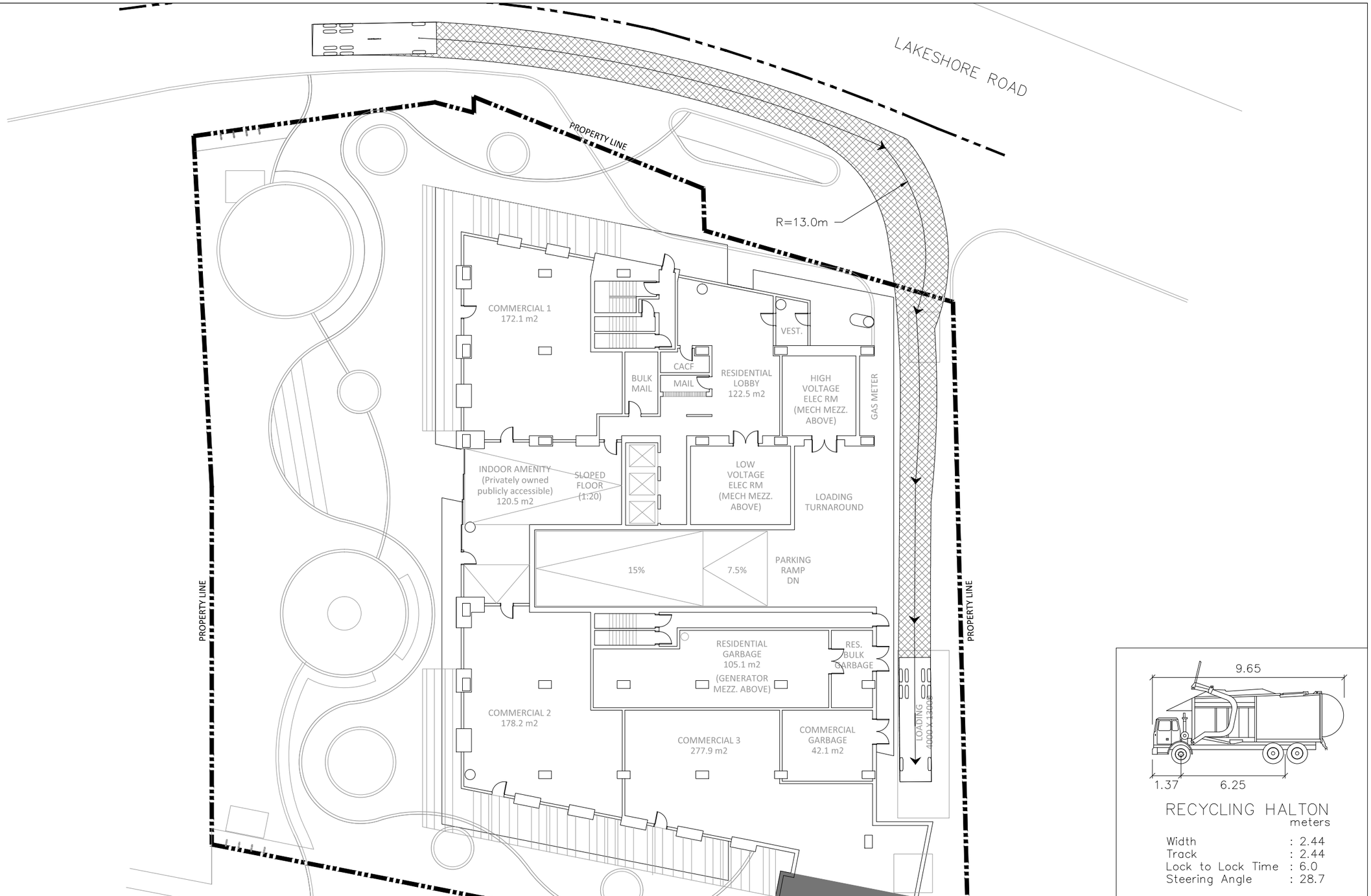
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BURLINGTON ONTARIO

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1: 300

GROUND FLOOR PLAN
GARBAGE TRUCK
EXIT SWEPT PATH ANALYSIS

Drawing No.
SK02

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RECYCLING HALTON
meters

Width	: 2.44
Track	: 2.44
Lock to Lock Time	: 6.0
Steering Angle	: 28.7

DRAWN BY: D.C. PLOT DATE: August 13, 2019

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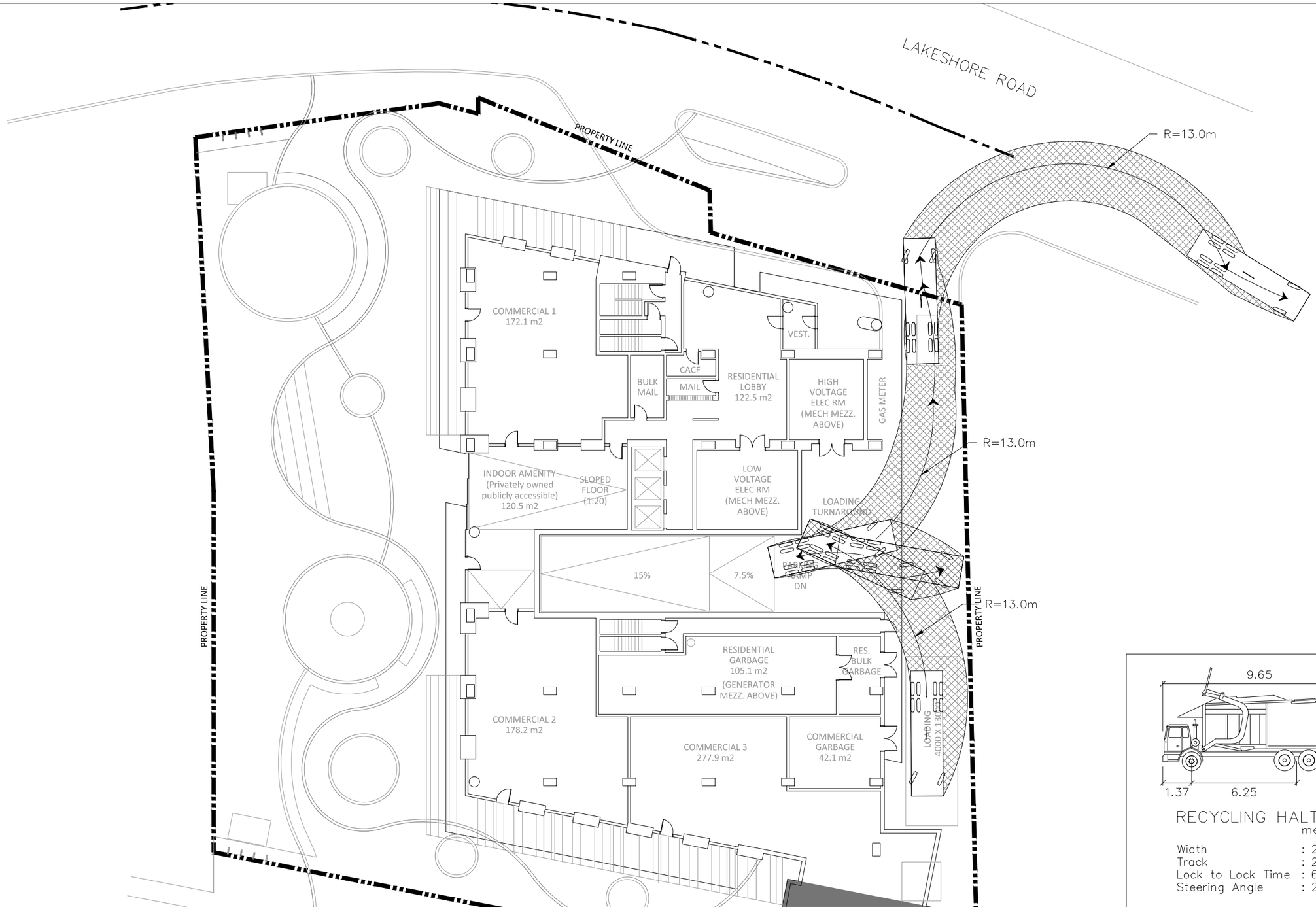
2093–2101 OLD LAKESHORE RD
BURLINGTON ONTARIO

3 0 3 6 9m
1:300

GROUND FLOOR PLAN
RECYCLING TRUCK
ENTRY SWEPT PATH ANALYSIS

Drawing No.
SK03

DRAWING NAME: F:\19275\Drafting\19275WF08.dwg



RECYCLING HALTON
meters

Width	: 2.44
Track	: 2.44
Lock to Lock Time	: 6.0
Steering Angle	: 28.7

DRAWN BY: D.C. PLOT DATE: August 13, 2019

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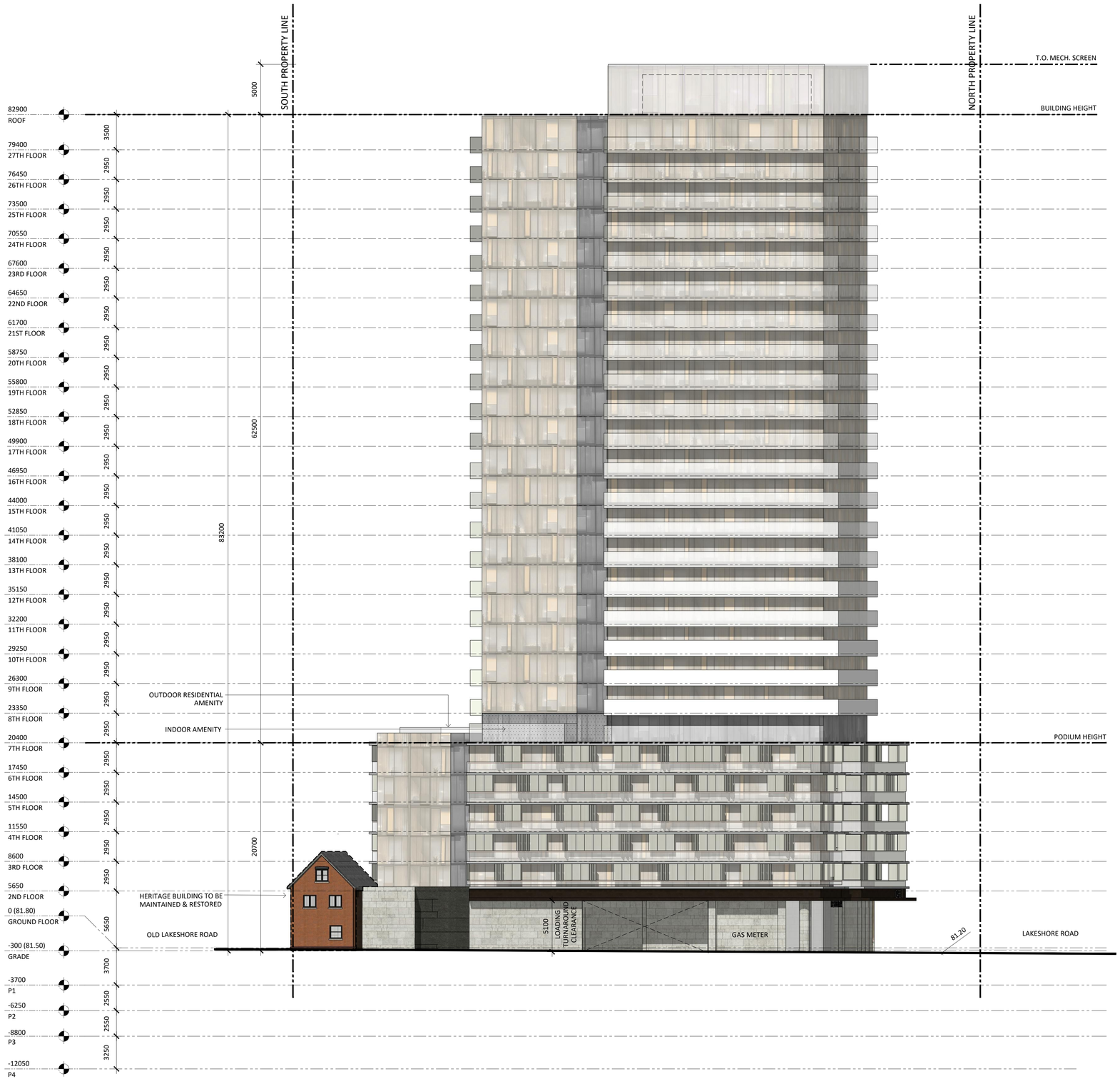
2093–2101 OLD LAKESHORE RD
BURLINGTON ONTARIO

3 0 3 6 9m
1:300

GROUND FLOOR PLAN
RECYCLING TRUCK
EXIT SWEPT PATH ANALYSIS

Drawing No. SK04

DRAWING NAME: F:\19275\Drafting\19275WF08.dwg



Revisions:

DESCRIPTION:	DATE:
Issued for OPA / ZBA	August 22, 2019

General Notes:

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

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BURLINGTON MIXED-USE BUILDING

ADDRESS:
2096 - 2100 Lakeshore Rd, Burlington

EAST ELEVATION

PROJECT NO.: 1816
SCALE: 1:200
DATE: AUGUST 22, 2019
DRAWN BY:

DRAWING NO.:

FIGURE 7