September 30, 2020 Reference No. 11196369

Ms. Ida Assogna
Director of Development
Core Development Group Ltd.
EY Tower, 100 Adelaide Street West, Suite 2805
Toronto, ON M5H 1S3

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. to update the Waste Management Plan in support of the Official Plan Amendment (OPA) and the Zoning By-Law Amendment (ZBA) application resubmission for the proposed mixed-use tower development (Site) located on Old Lakeshore Road in the City of Burlington. The updated Waste Management Plan reflects the changes made to the design of the proposed development to address the City of Burlington's comments on the original OPA and ZBA submission.

The proposed 27-storey development is to consist of 310 residential units, and two commercial units with a total floor area of approximately 426.4 m^2. The Waste Management Plan has been prepared to address requirements from both the Region of Halton's (the Region) waste collection perspective and the City of Burlington's (the City) development application requirements in relation to the proposed development (layout and use).

The Waste Management Plan was prepared using 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'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

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

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
- 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 two commercial units. In addition, there are five levels dedicated to parking. The ground floor is proposed to consist of common areas, residential amenities and the two aforementioned commercial units and the following 26 floors consist of residential units. Commercial Unit No. 1 is 104.9 m^2 and has been suggested for use as a café/market (see Ground Floor Site Plan included in Figure 1). Commercial Unit No. 2 is 242.7 m^2 on the ground floor and 78.8 m^2 on the second floor. Commercial unit No. 2 will connect to an existing 2 storey heritage building, located within the property limits which is currently being used as a restaurant (The Carriage House Restaurant). It is proposed that the current use of Commercial Unit No.2 will be the extension of the restaurant (Figure 1).

The current ground level floor plan (Figure 2) shows the two proposed residential waste storage areas, labeled as “Residential Garbage”. The first residential waste storage area located on the north side of the parking ramp is 71.2 m^2. The waste chute will discharge into the three waste stream sorting compaction system located in the southwest corner of the residential waste storage area. Since this residential waste storage area will have the waste tri-sorter and compactor system, for safety reasons residents will not have access to this area.

The second waste storage area located to the south of the parking ramp is 60 m^2 and will be accessible to the public. This room will have a designated 10 m^2 area for residents to drop off bulky waste as well as a recycling bin for residents to deposit oversized cardboard (Figure 2). They will be able to access the second waste storage area from outside of the building.

The commercial storage area is 29.6 m^2. Tenants that rent the commercial units will be able to access the commercial waste storage area from the outside of the building (Figure 1).

The waste collection point (loading area) for both residential and commercial waste is located in the south east corner of the development and is 4 m by 13 m.

The Site Plan for levels 2 to 6 and 7 as shown in Figure 3 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 4 and 5, which show the anticipated movement of the garbage and recycling 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.

The garbage 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 north for approximately 19.5 m to the loading turnaround area which they will back into (Figure 4). The garbage collection vehicles will have to pull forward once and reverse again for approximately 3.4 m back into the turnaround area. They will then be able to move in a forward direction and head north on the private road to leave the Site by turning right onto Lakeshore Road (Figure 4).

The movement of the recycling collection vehicles shown in Figure 5 will be similar to that of the garbage collection vehicles. However, as the turning radius for the recycling collection vehicle is wider, when leaving the loading area, the vehicle would have to reverse into the parking ramp, instead of the loading turnaround area as shown on Figure 5.

The waste collection vehicle route is open and is not obstructed by any overhangs. The only areas that are covered is the turnaround area and the parking ramp. The turnaround area that the garbage collection vehicles will use has a clearance of 5.1 m shown on Figure 6 and is labeled as "Loading Turnaround Min Clearance: 5.1 m". The portion of the parking ramp that the recycling collection vehicles will use to reverse also has a clearance of 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.

Residential

The estimated residential waste volumes were determined by working backwards from the Region's Guideline standards for waste capacity requirements (Table 1). 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 1 – Estimated Residential Waste Volumes

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

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 No. 1 is 104.9 m^2 and has been suggested for use as a café/market and Commercial Unit No.2 (including the additional area on the second floor), is a total of 321.5 m^2 and is anticipated to be a restaurant.

Estimated commercial waste volumes were calculated using common commercial waste generation rates shown in Table 2 and under the assumption that Commercial Unit No. 1 will be a café/market and Commercial Unit No. 2 will be a restaurant. The estimated commercial waste volumes are presented in Table 3.

Table 2 - 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

Table 3 – Estimated Commercial Waste Volumes (Approximate)

Commercial Type	Garbage (L/day)	Recycling (L/day)
Café/Market (Unit No. 1)	692	210
Restaurant (Unit No. 2)	962	641
Total	**1654**	**851**

2.1.3 Waste Capacity Requirements

Residential

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

- dedicated storage areas, 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;

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

- 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 mechanisms 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 two proposed residential waste storage areas 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 areas showing the required waste containers are presented in Figure 7 and Figure 8.

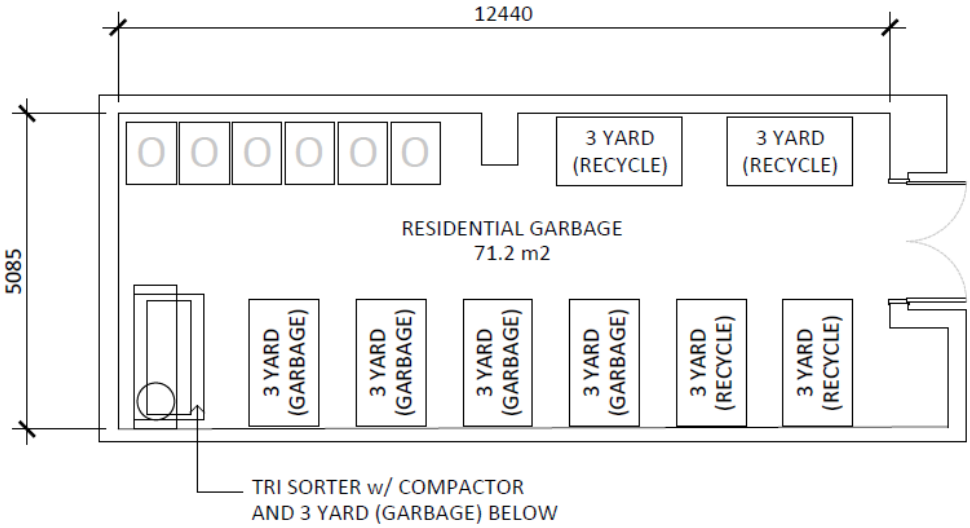


Figure 7 – Proposed Layout of the First Residential Waste Storage Area

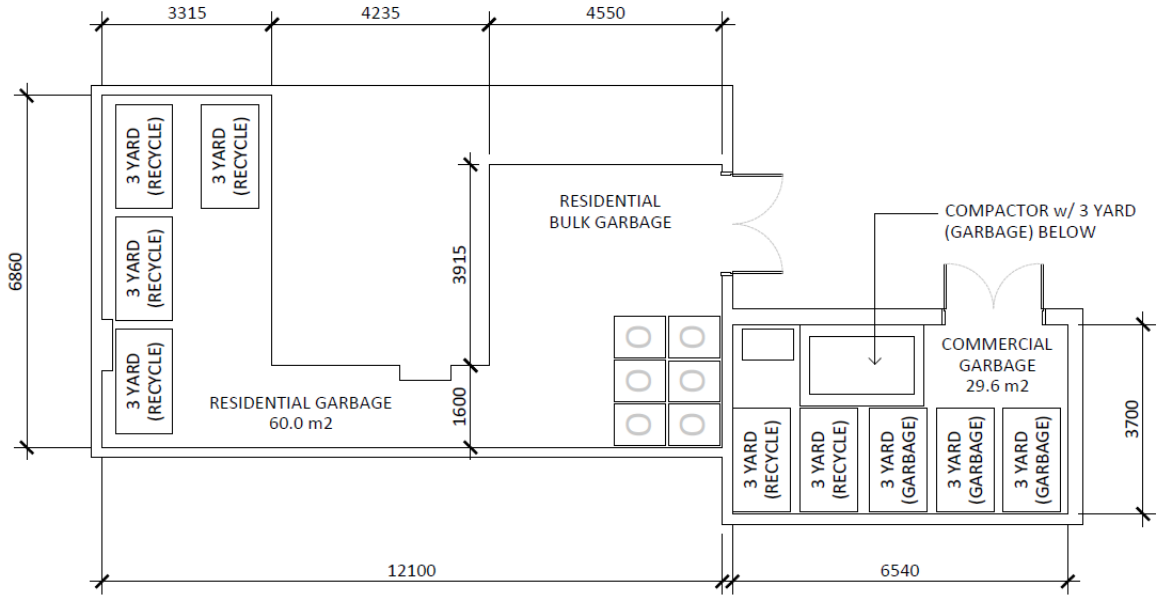


Figure 8 – Proposed Layout of the Second Residential Waste Storage Area and the Commercial Waste Storage Area

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, two additional 3-yard bins are 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 17.7 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 required 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 minimum total storage space required for residential waste is 60.9 m^2. Therefore, the total space (131.2 m^2) provided between the two residential waste storage areas allows for ample room for the storage of residential garbage, recycling and organics and to accommodate the footprint of the tri-sorter/compactor. An example of a tri-sorter with a compactor is provided in Figure 9.

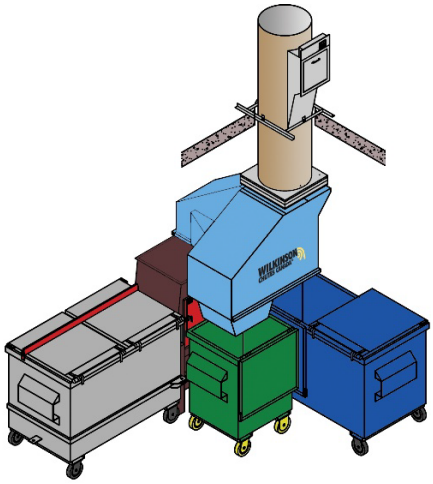


Figure 9 - Example Tri-sorter and Compacter

The proposed division of bins between rooms is shown in Figures 7 and 8. Eight 3-cubic yard bins and six organic 360 L carts are proposed to be stored in the first residential waste storage area which is 71.2 m^2. The remaining five 3-cubic yard bins and six organic 360 L carts will be stored in the second residential waste storage area which is 30 m^2.

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, the second residential waste storage area provides ample space for bulk waste storage.

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.

Commercial

Based on the estimated commercial waste volumes documented in Section 2.1.2, a 3-yard compactor with four mobile bins is suggested for garbage storage. Two 3-yard mobile bins are suggested for recyclable material. The layout of the waste bins in the commercial waste storage room is depicted in Figure 7.

Garbage

As stated in the Region's Guideline the dimensions of a 3-yard bin are as follows:

- Width – 2.03 m
- Height – 1.22 m
- Depth (length) – 1.12 m

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 10.



Figure 10 – 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 this compactor (Figure 10) as an estimate of the space required (and in keeping with industry standards), waste bins should be separated by a minimum of 0.76 m, the total space required for garbage storage is 16.1 m^2.

Recyclable Material

The storage space required for two 3-yard bins for recyclable material is 6.1 m^2, which is consistent with industry standards including keeping the bins separated by a minimum of 0.76 m.

The total storage space required for both commercial garbage and recyclable material is 22.2 m^2. Therefore, sufficient space has been provided in the commercial waste storage room, which is approximately 29.6 m^2 for both garbage and recyclable material.

2.1.4 Waste Collection

As stated above, waste collection will occur at the dedicated waste collection point (labeled in Figure 2 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. An on-site staff member will assist the driver of the waste collection vehicle in accessing the collection point and exiting the Site.

Residential

Once bins/carts located in the first residential waste storage area are full a staff member on-site will be responsible for moving them from them to the second residential waste storage area. They will switch out the full bins/carts for empty ones which they will bring back to the first residential waste storage area.

On collection day the on-site staff member will be responsible for moving all bins and carts both residential waste storage areas to the loading area.

A development must be more than 90 percent occupied before the Region will provide residential waste collection services (collection of front-end garbage and recycling bins, organic carts and bulky waste. 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.

Commercial

As stated, in Part 3.2 of the Region's 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 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 both waste storage 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.

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:

[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.

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 two residential waste storage areas a compactor with five 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;
- Within the commercial waste storage area a compactor with four 3-yard bins for garbage and two 3-yard bins for recyclable material 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

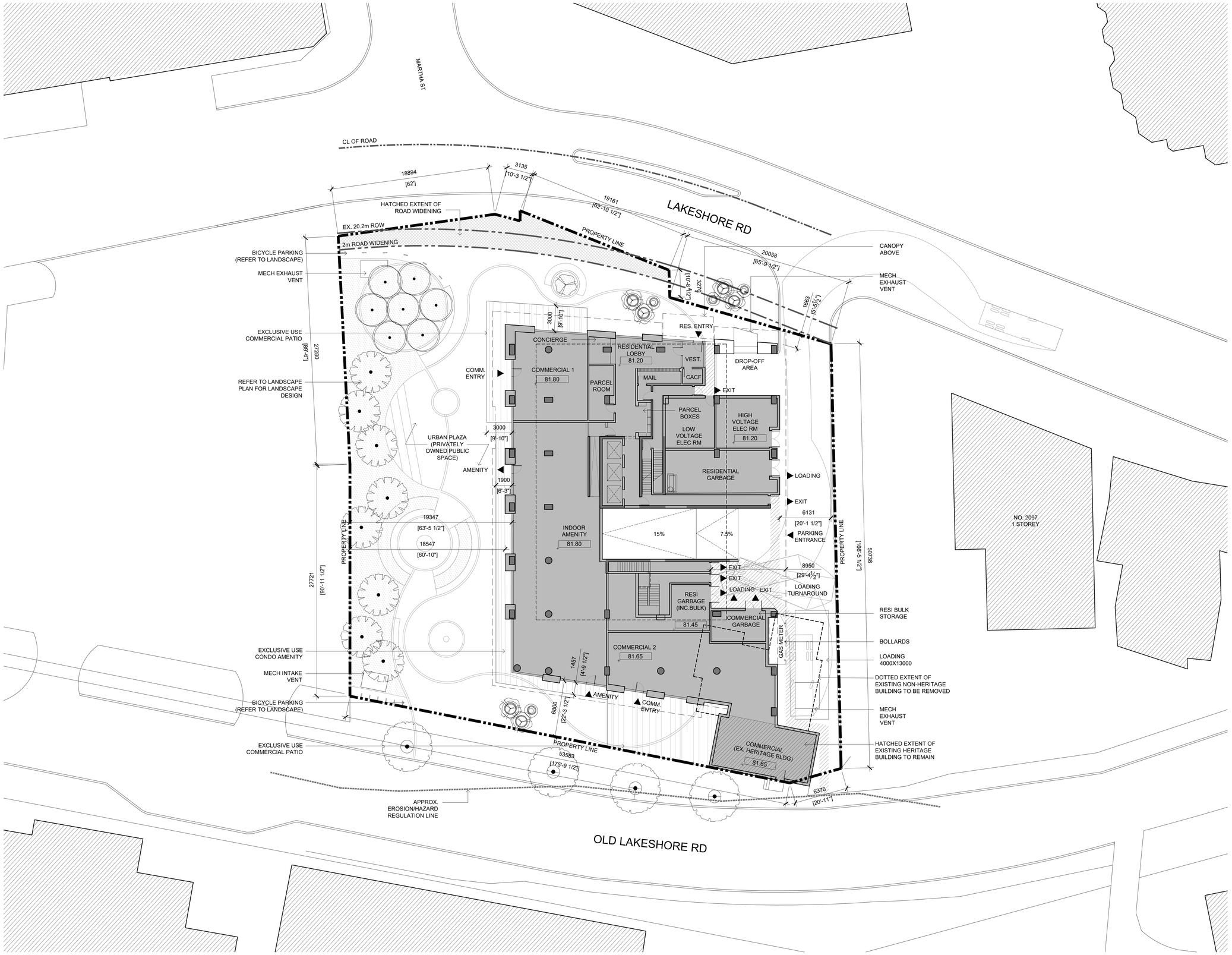
Prepared By:



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

BS/SS

Encl. Figure 1 - Ground Floor Site Plan
Figure 2 – Ground Floor Level Plan
Figure 3- Typical Plan of a Residential Level
Figure 4 – Garbage Collection Auto-turn Analysis
Figure 5 – Recycling Collection Auto-turn Analysis
Figure 6 - East Elevation
Figure 7 - Proposed Layout of the First Residenital Waste Sotrage Area
Figure 8 – Proposed Layout of the Second Residenital Waste Sotrage Area and the Comercial Waste Storage Area
Figure 9 - Example Tri-sorter and Compacter
Figure 10 – Example of 3-yard Mobile Compacter



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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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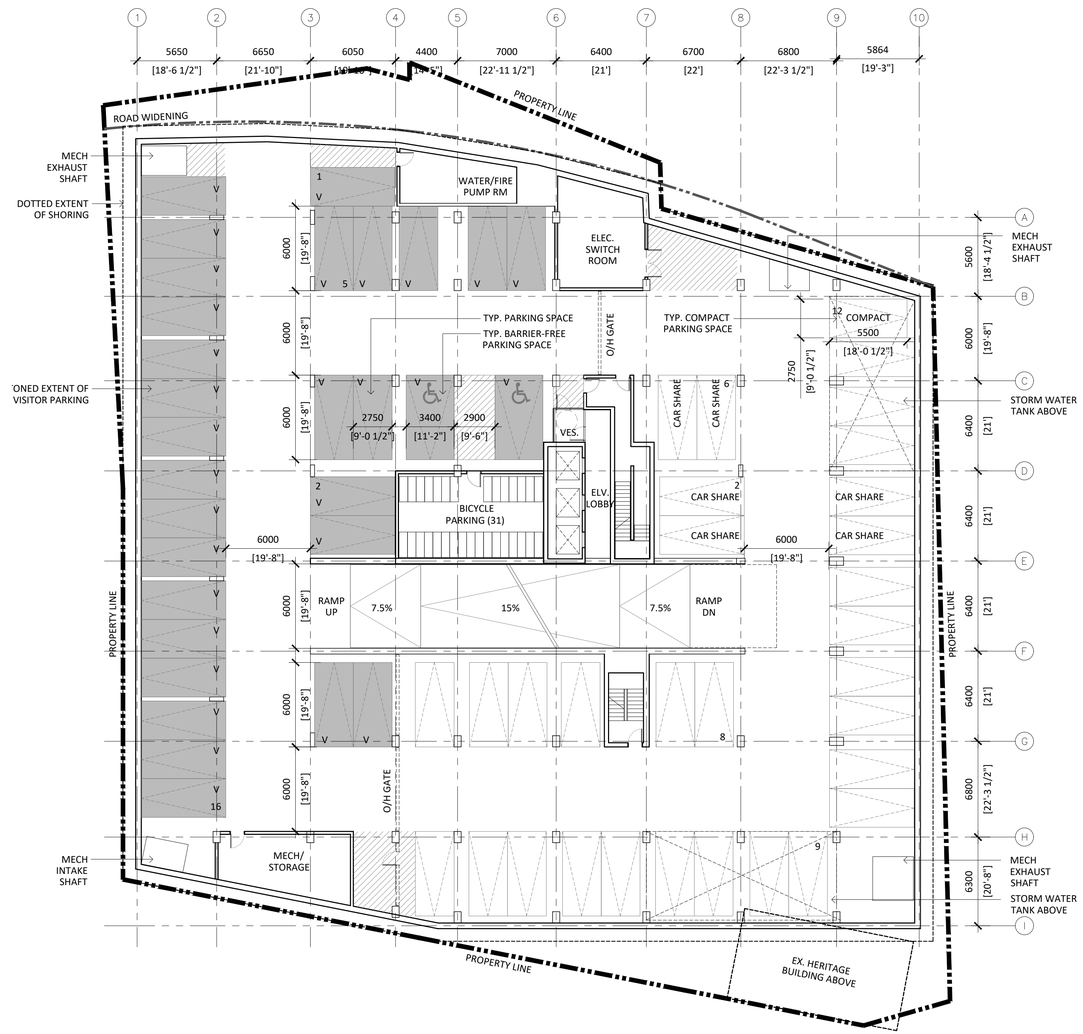
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GROUND FLOOR SITE PLAN

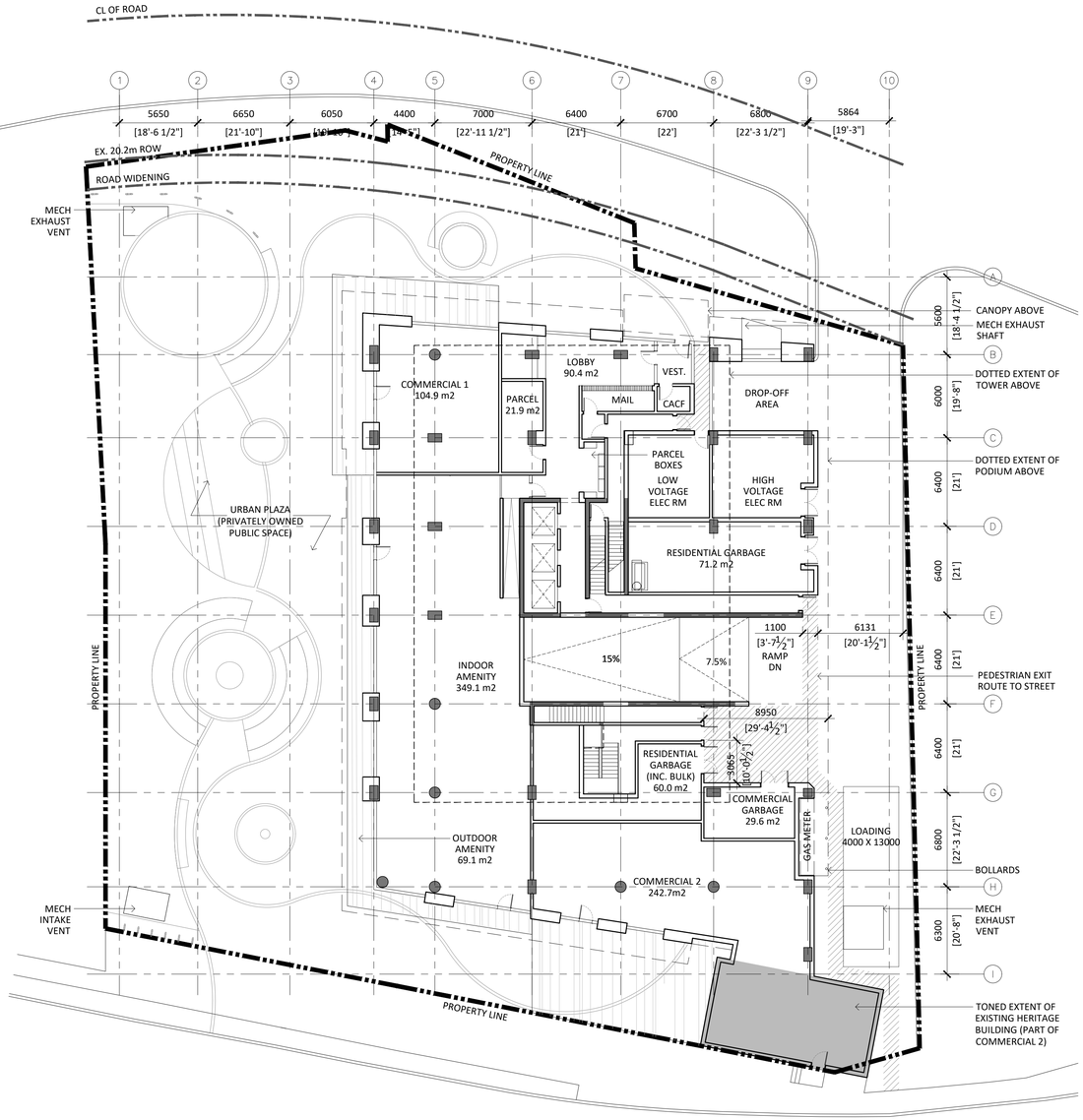
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Figure 1



1 LEVEL P1
Scale: 1:200



2 GROUND FLOOR LEVEL
Scale: 1:200

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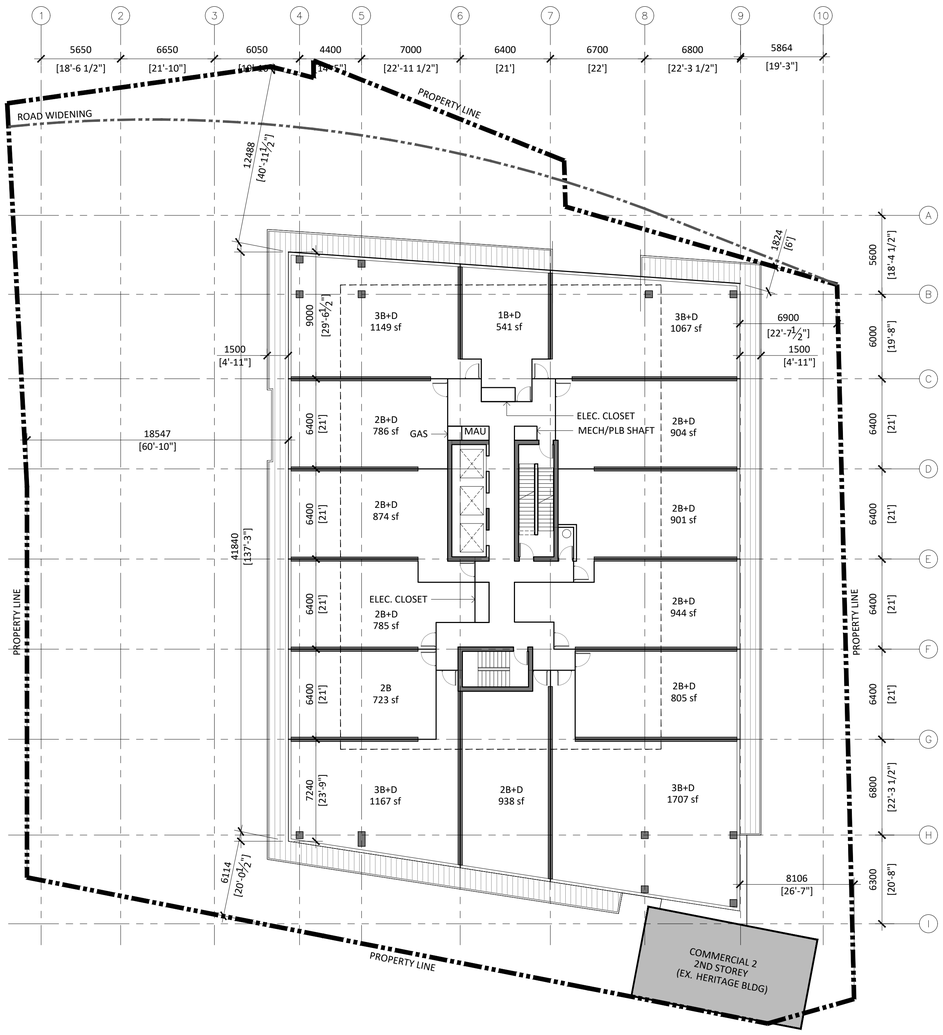
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FLOOR PLANS

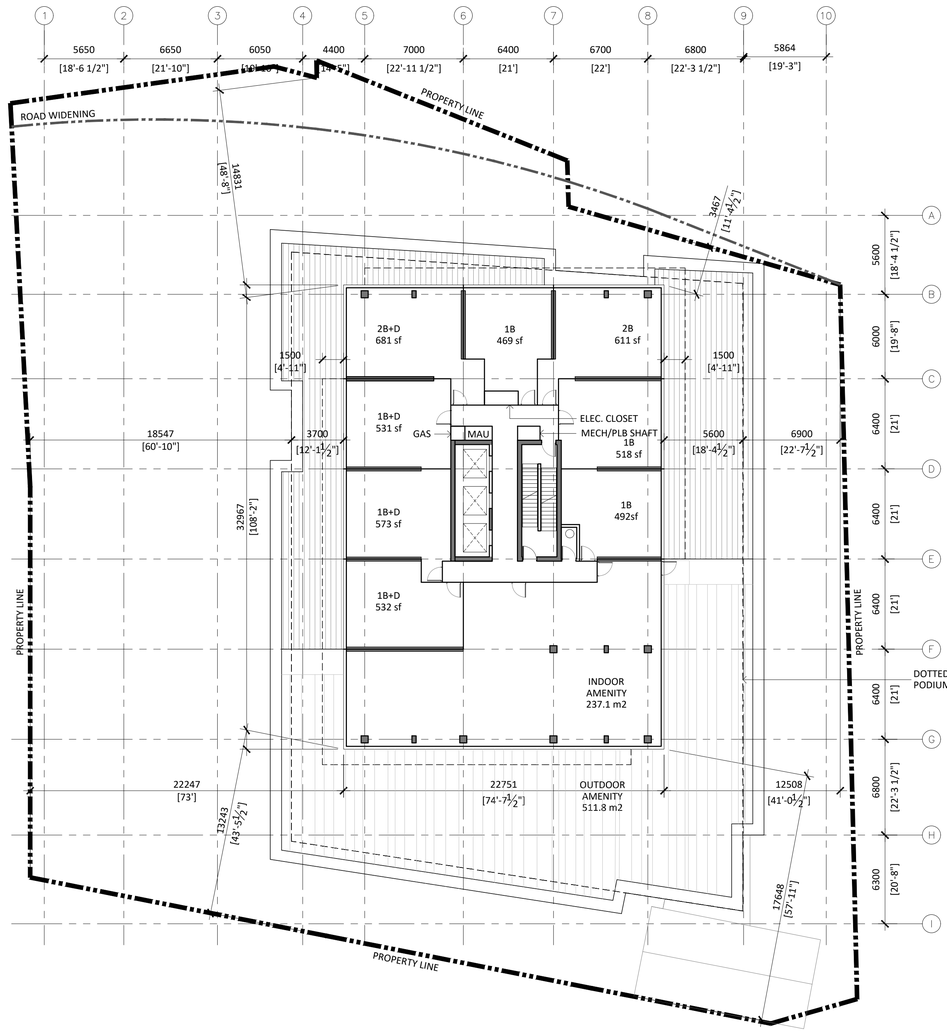
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Figure 2



1 LEVEL 2-6
Scale: 1:200



2 LEVEL 7
Scale: 1:200

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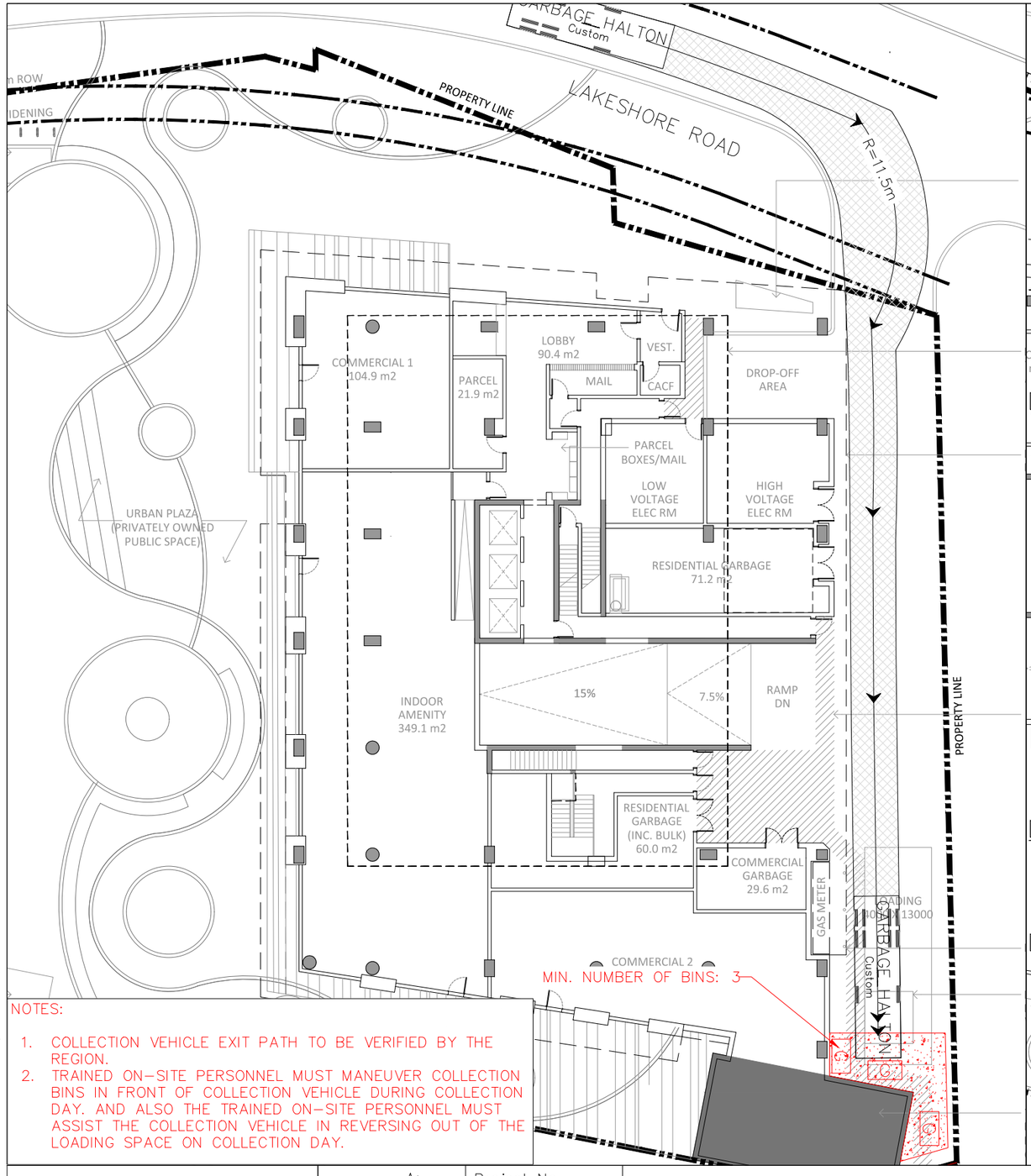
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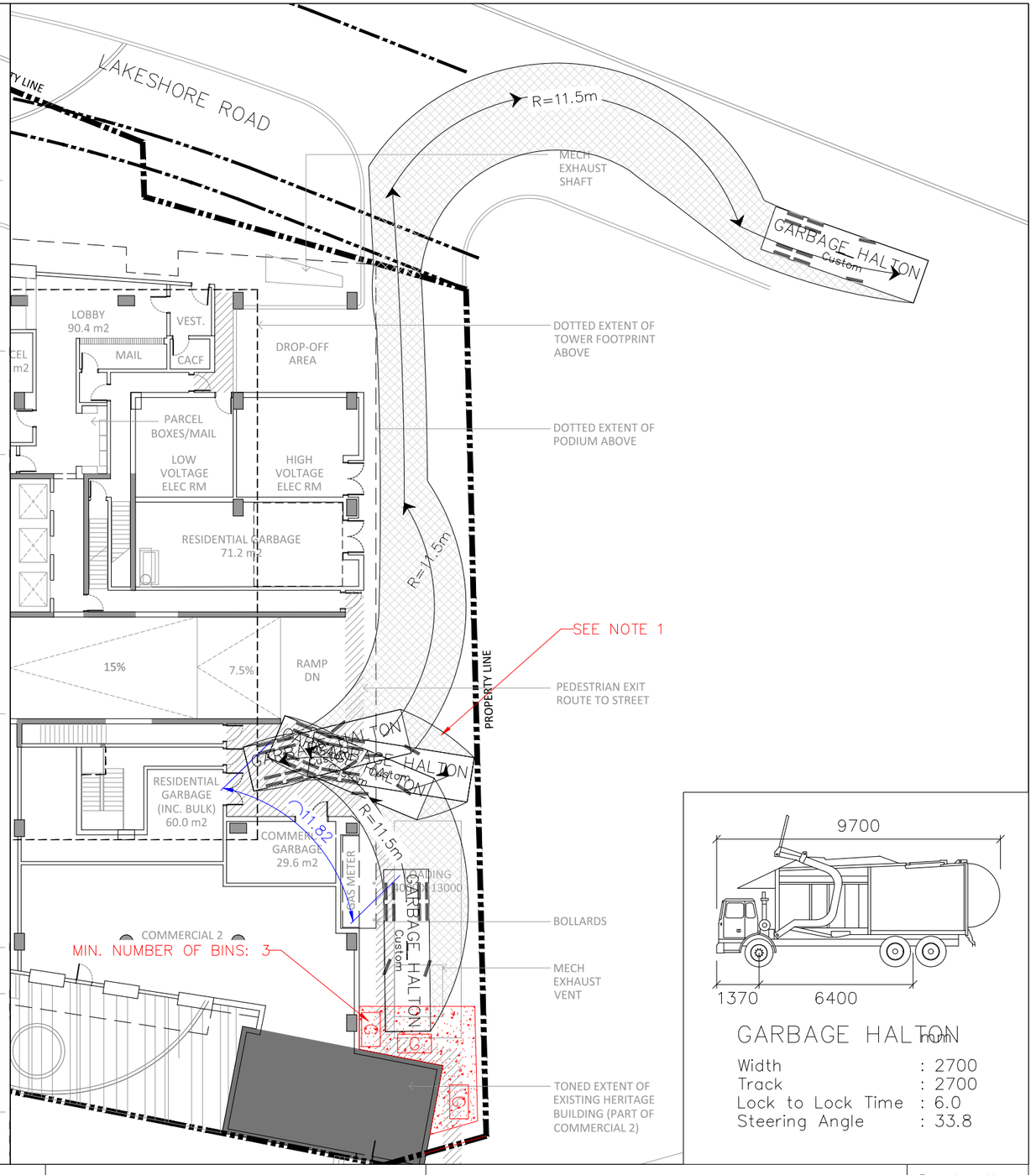
FLOOR PLANS

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Figure 3





NOTES:

1. COLLECTION VEHICLE EXIT PATH TO BE VERIFIED BY THE REGION.
2. TRAINED ON-SITE PERSONNEL MUST MANEUVER COLLECTION BINS IN FRONT OF COLLECTION VEHICLE DURING COLLECTION DAY. AND ALSO THE TRAINED ON-SITE PERSONNEL MUST ASSIST THE COLLECTION VEHICLE IN REVERSING OUT OF THE LOADING SPACE ON COLLECTION DAY.

LEA Consulting Ltd.
Consulting Engineers
and Planners
www.LEA.ca

N

Project No. 19275

Date SEPT. 18, 2020

2093-2101 OLD LAKESHORE RD
BURLINGTON ONTARIO

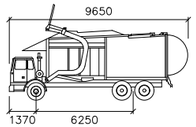
3 0 3 6 9m
1: 300

GROUND FLOOR PLAN REGIONAL GARBAGE TRUCK ENTRY/EXIT PATH

Drawing No. **Figure 4**

DRAWN BY: R.R. PLOT DATE: September 18, 2020

DRAWING NAME: F:\19275\Drafting\19275WF10.dwg



RECYCLING HALTON

	mm
Width	: 2440
Track	: 2440
Lock to Lock Time	: 6.0
Steering Angle	: 28.7

FORWARD IN

NOTES:
REGION OF HALTON DEVELOPMENT DESIGN GUIDELINES
FOR SOURCE SEPARATION OF SOLID WASTE

1.10 PRIVATE ROAD REQUIREMENTS

1.10.1.4 ALL TURNS SHALL HAVE A MINIMUM TURNING RADIUS FROM THE CENTRE LINE OF 13 METRES TO THE SATISFACTION OF THE REGION

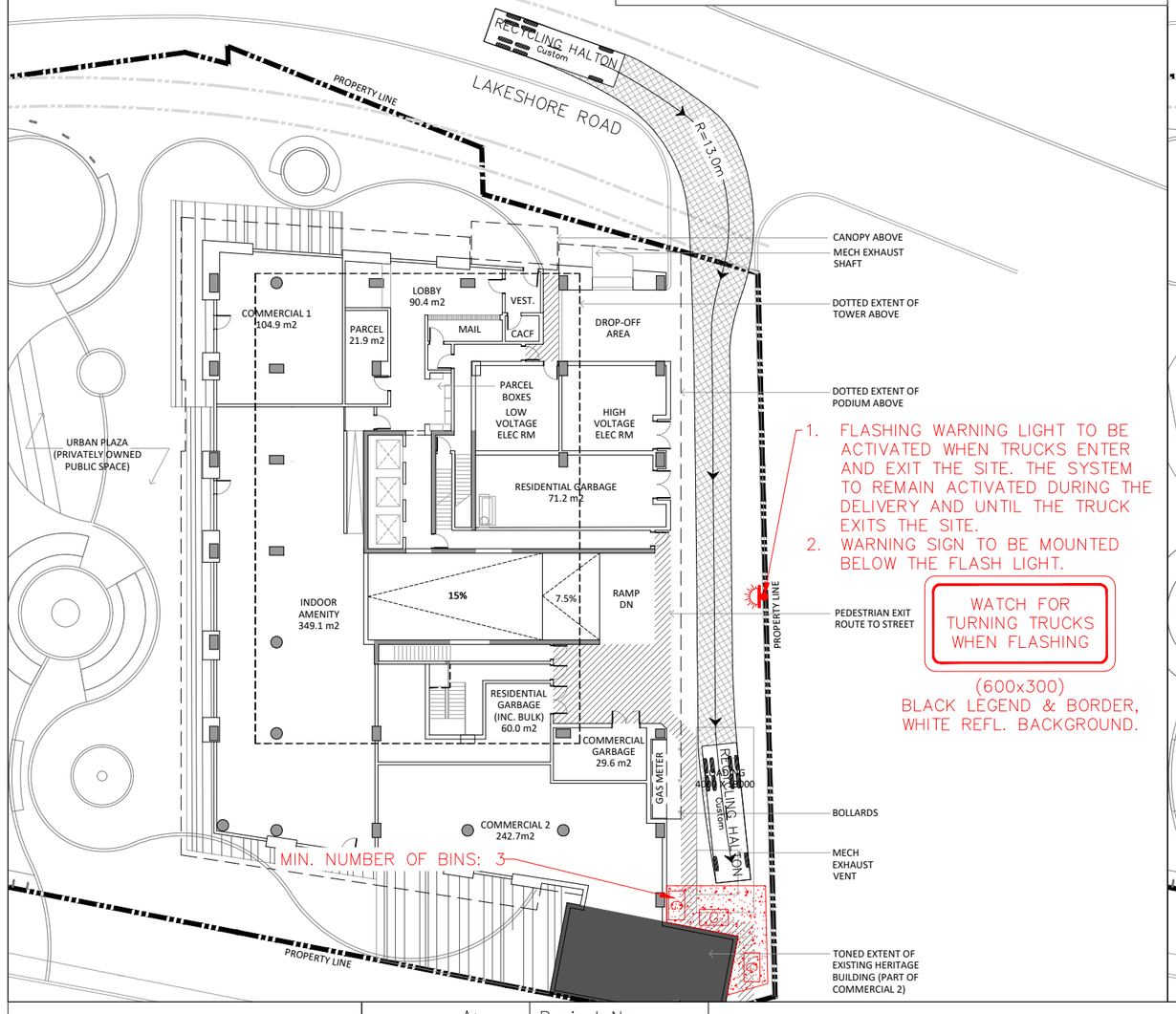
1.10.1.5 OVERHEAD CLEARANCE THROUGHOUT THE PRIVATE ROAD MUST BE A MINIMUM OF 7.5 METRES AND BE FREE FROM OBSTRUCTIONS

2.3 MULTI–RESIDENTIAL APARTMENT BUILDINGS

2.3.1.4 A MIN. OF 18m STRAIGHT HEAD–ON APPROACH TO COLLECTION POINT IS REQUIRED.

APPENDIX 1 COLLECTION VEHICLE DIMENSIONS AND MINIMUM TURNING RADII REQUIRED FOR SPA

RECYCLING – TURNING RADIUS = 13.00m



1. FLASHING WARNING LIGHT TO BE ACTIVATED WHEN TRUCKS ENTER AND EXIT THE SITE. THE SYSTEM TO REMAIN ACTIVATED DURING THE DELIVERY AND UNTIL THE TRUCK EXITS THE SITE.
2. WARNING SIGN TO BE MOUNTED BELOW THE FLASH LIGHT.

WATCH FOR TURNING TRUCKS WHEN FLASHING

(600x300)
BLACK LEGEND & BORDER,
WHITE REFL. BACKGROUND.

RECYCLING HALTON

	mm
Width	: 2440
Track	: 2440
Lock to Lock Time	: 6.0
Steering Angle	: 28.7

REVERSE OUT

NOTES:
REGION OF HALTON DEVELOPMENT DESIGN GUIDELINES
FOR SOURCE SEPARATION OF SOLID WASTE

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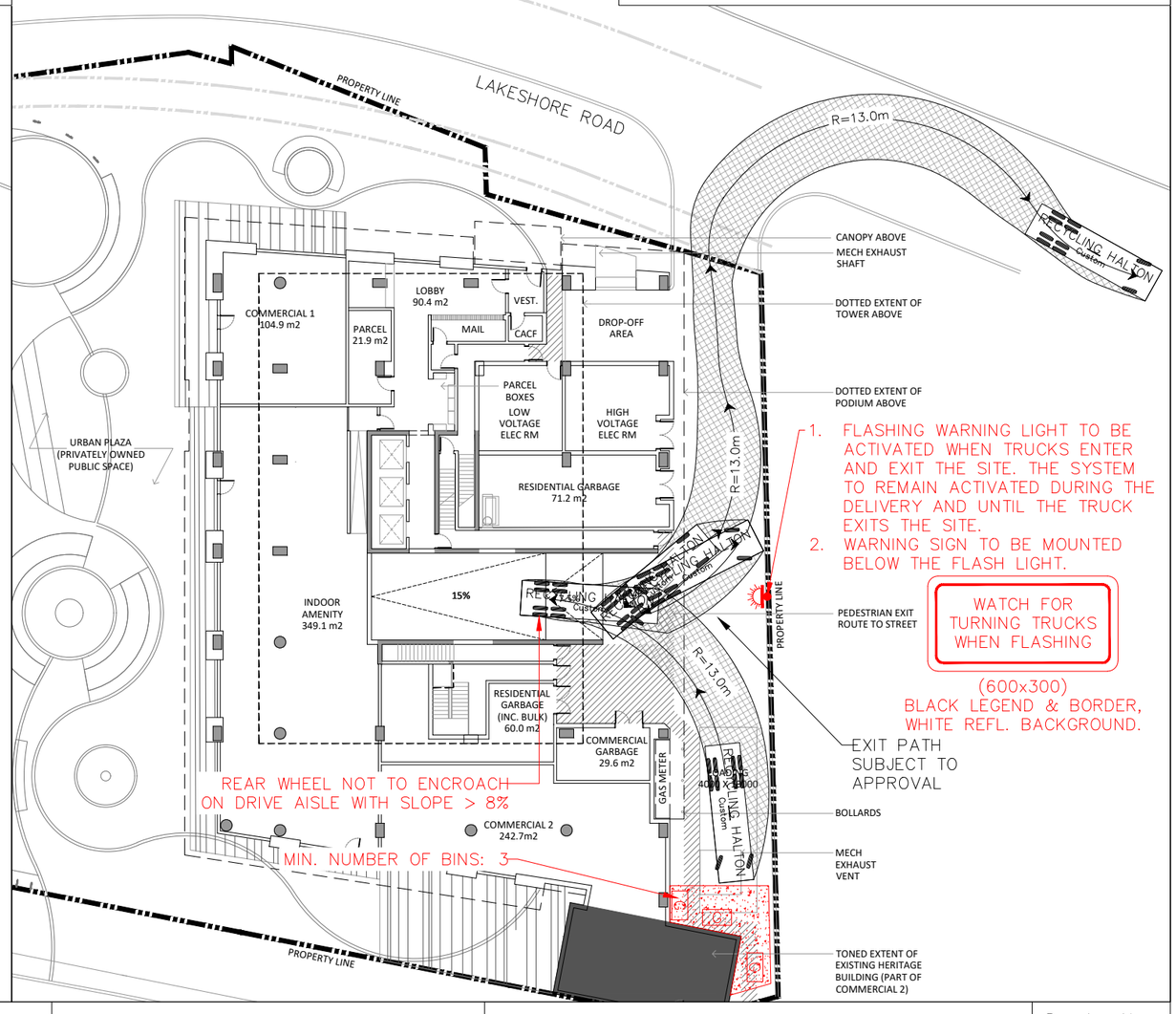
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WATCH FOR TURNING TRUCKS WHEN FLASHING

(600x300)
BLACK LEGEND & BORDER,
WHITE REFL. BACKGROUND.

PLOT DATE: September 23, 2020

DRAWN BY: R.R.

LEA Consulting Ltd.
Consulting Engineers and Planners
www.LEA.ca

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Project No.
19275–220

Date
SEPT. 23, 2020

DRAFT

2093–2101 OLD LAKESHORE RD
BURLINGTON ONTARIO

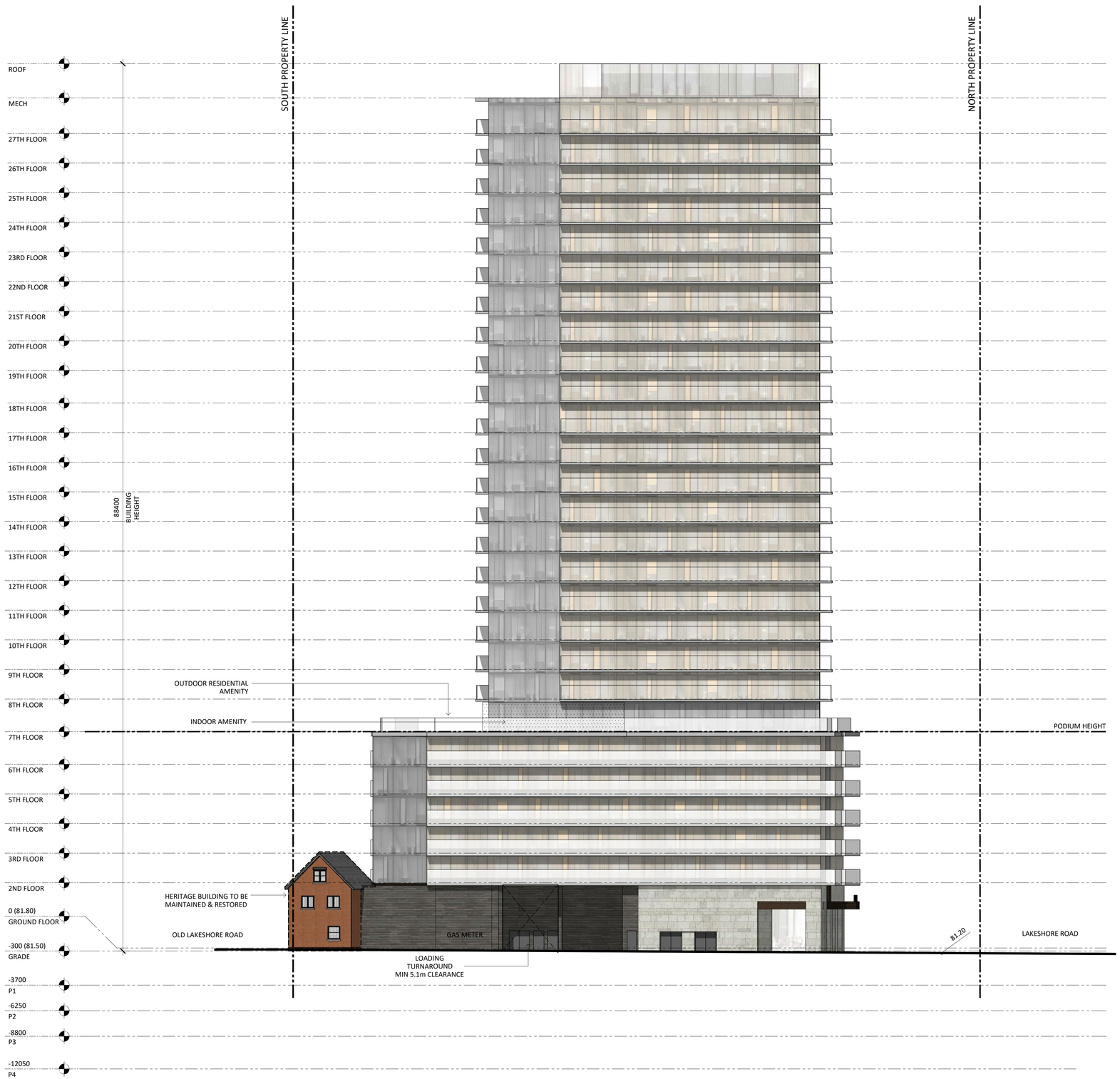
4 0 4 8 12m
1:400

SITE PLAN REVIEW
REGIONAL RECYCLING TRUCK
ENTRY & EXIT PATHS

Drawing No.

Figure 5

DRAWING NAME: F:\19275\Drafting\19275WF12.dwg



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.

ARCHITECT:

STUDIO JCI

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Toronto ON M3H 0H1
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www.studiojci.com

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MECHANICAL:

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ELECTRICAL:

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LANDSCAPE:

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CIVIL:

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t. 416.750.7769

BURLINGTON MIXED-USE BUILDING

ADDRESS:
2096 - 2100 Lakeshore Rd, Burlington

EAST ELEVATION

PROJECT NO.: 1816
SCALE: 1:200
DATE: September 24, 2020
DRAWN BY:

DRAWING NO.:

Figure 6