Waste Management Brief



276, 284 and 292 Plains Road East
City of Burlington

August 2023
File 8583-2

Background

Weston Consulting is the authorized planning consultant for 284 Plains Road Development Inc. and Colin Leroy Wellum, who are the registered owners of the lands municipally known as 276, 284, and 292 Plains Road East (herein referred to as the "subject lands"), in the City of Burlington. In response to the first submission comments provided by the Region of Halton, we are pleased to resubmit this Waste Management Report to facilitate Official Plan and Zoning By-law applications in support of the redevelopment of the subject lands. The proposed development will include a 7-storey residential building, comprised of 141 residential units and 2,784.6 square metres of amenity space.

Collection Plan

The proposed development will be serviced through a private waste collection service. While Regional collection was assessed, the required Halton Region Waste Collection standards could not be accommodated; specifically, Regional waste vehicle turning movements and collections specifications.

Private collection vehicles will enter the site through the access from Plains Road. A loading area is proposed at the rear of the development and is identified with pavement markings. The collection vehicle will back into the dedicated loading space and will be situated adjacent to the garbage and recycling room on the ground floor (Figure 1). The garbage and recycling room will provide for the sorting and collection of refuse from the residential units through the provision of waste collection bins.

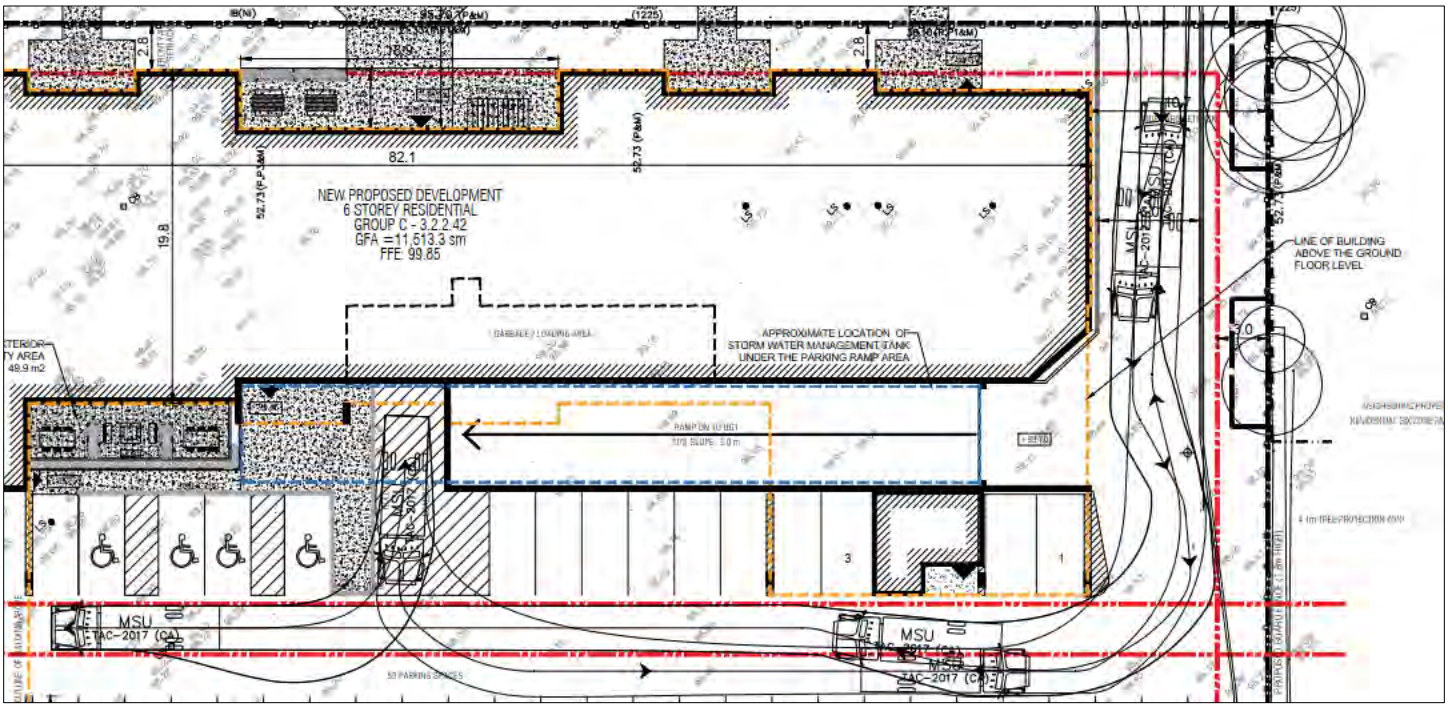


Figure 1 – Truck Turning Diagram

The following are response to the Region's waste collection comments provided in Appendix B of their letter dated December 14, 2022:

Turning Radius

- A 12 m centre line is proposed as waste collection is intended to be provided through a private service.
- A Truck maneuverability diagram has been provided to demonstrate the waste collection truck's ability to maneuver the site sufficiently and safely. The truck will only reverse and change direction once.

Ceiling Height

- The waste collection vehicles will not be traveling inside the building and therefore this comment is satisfied.

Loading Area

- The plan has been revised to allow for a safer maneuverability as the truck will only reverse and change direction once.
- A 6 metre drive aisle width, 3 metre loading area has been provided and an 18 metre head on approach to allow the vehicle to straighten up as it approaches the loading dock. Please see below figures.

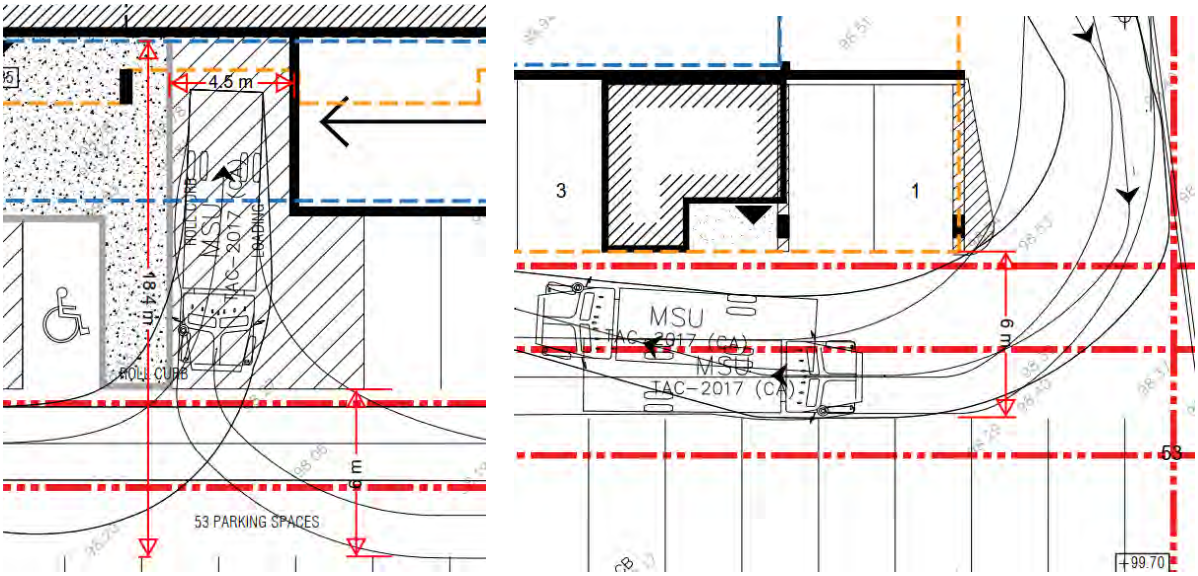


Figure 2 – Loading Area and Truck Turning

Residential Waste Storage Type	Proposed
Garbage	2 @ 6 cubic yard loose garbage bins
Recycling	20 @ 95 gallons recycling bins
Organics	6 @ 65 gallons organic waste carts

Waste, recycling, and organics will be brought down to the collection rooms by residents. A collection chute is not proposed for this development. The garbage collection room will contain one 6 cubic yard loose garbage bins, 20 recycling bins and four organic bins. The configuration of the collections rooms is illustrated on the provided Waste

Management Plan prepared by Reinders and Law and is copied below for reference. On collection day, the bins would be moved by an employee from the waste collection room to loading bay located outside.

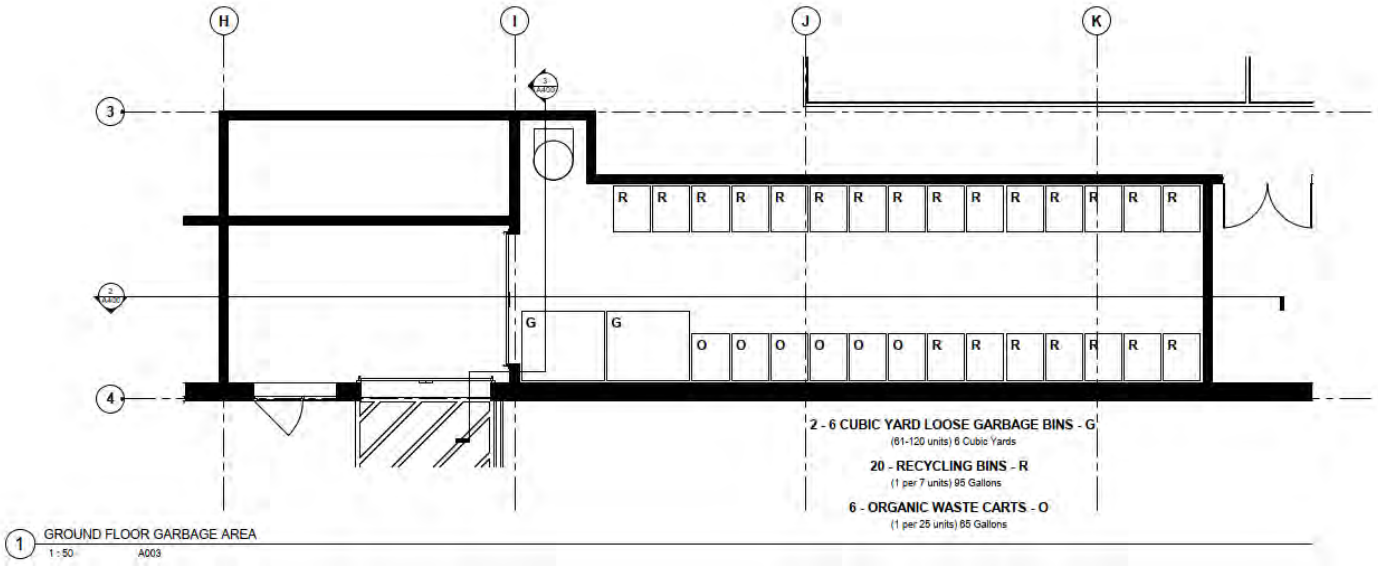


Figure 3

Figures 4 and 5 below provide schematic cross sections of the Waste Collection Loading Area

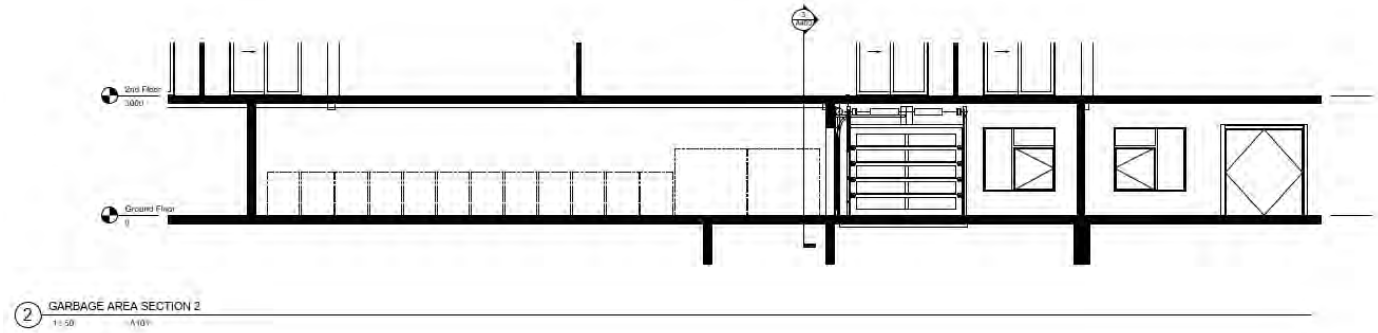


Figure 4

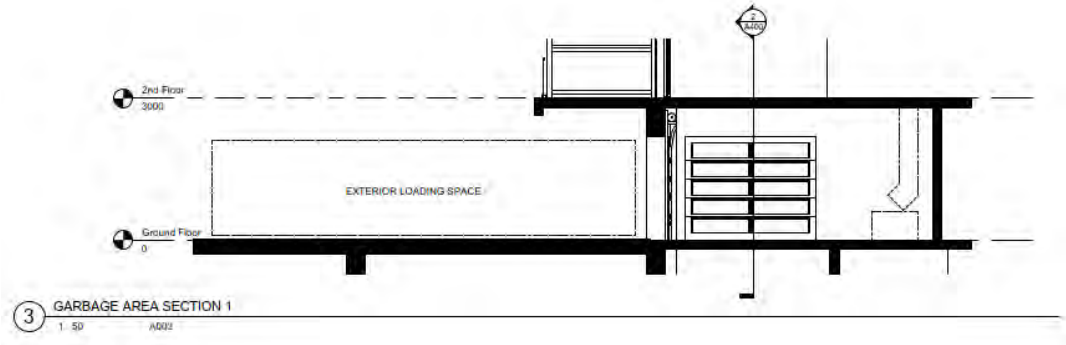


Figure 5