Waste Management Brief



2362 Fairview Street
City of Burlington

April 2024
File 10844

Background

Weston Consulting is the authorized Planning Consultant for the legally registered owner of the property located at 2362 Fairview Street in the City of Burlington (herein referred to as the "subject property"). In response to the Pre-Consultation comments provided by the City of Burlington, we are pleased to submit this Waste Management Brief to facilitate the Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBA) application in support the development of a 12-storey mixed-use building. The proposed development contemplates 338 total residential units including one bedroom, one bedroom + den, two bedroom, two bedroom + den, and three bedroom towns, with a commercial unit and community space located at-grade.

Collection Plan

It is intended that this development be serviced through Regional waste collection. As indicated by Halton Region staff, the vertical height clearance as the collection vehicle enters the building must be at least 5m which is accommodated by the proposed 5.6m clearance at the Fairview access point (Figure 1). Based on an email from Andrew Suprun, Multi-Residential Waste Diversion Coordinator at Halton Region date April 26th 2023, the 7.5m vertical height clearance requirement only applies to the loading/collection area which is open to the sky and thus has an infinite height. The proposed horizontal clearance of 18.6m also accommodates the required width for Regional collection vehicles (Figure 3).

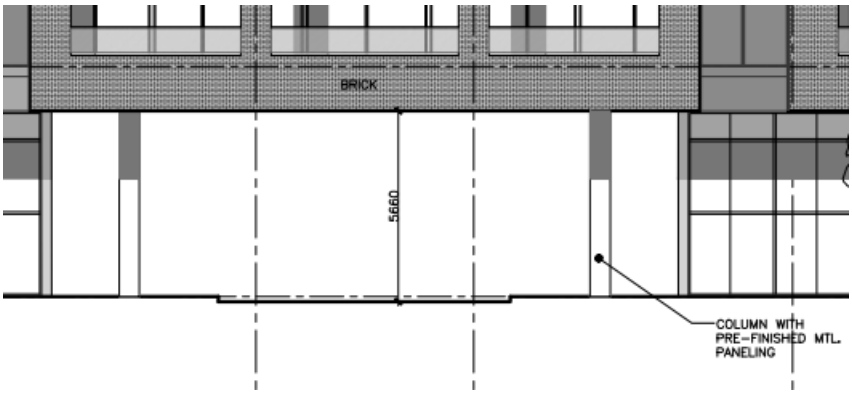


Figure 1: Vertical Clearance

The AutoTURN analysis (Figure 2) illustrates how collection vehicles will enter the site through the Fairview driveway and turn left towards the collection area in front of the Loading room. Regional collection vehicles are front loading, meaning they do not need to reverse into the collection area. Following the completion of pickup, the waste collection vehicle will reverse away from the collection/loading area which requires 17m turning radius. Vehicles with then drive forwards into the driveway and exit back to Fairview Street. It is important to note that this movement will not conflict with the residential parking ramp adjacent to the loading area.

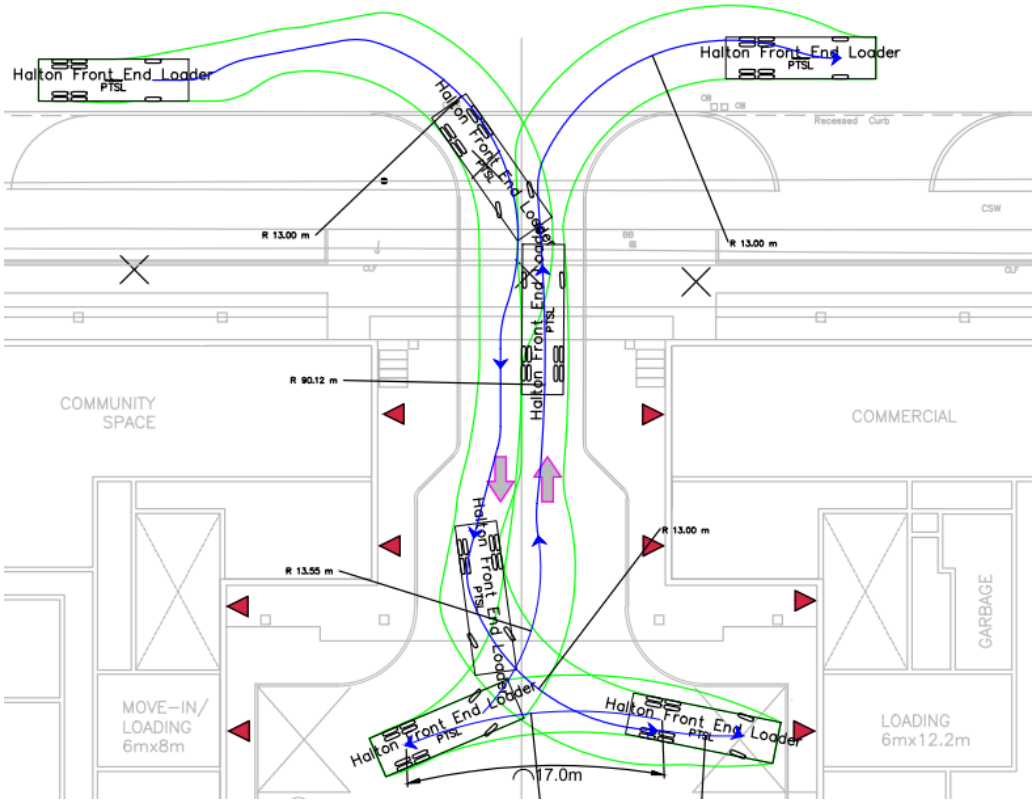


Figure 2: AutoTURN Analysis

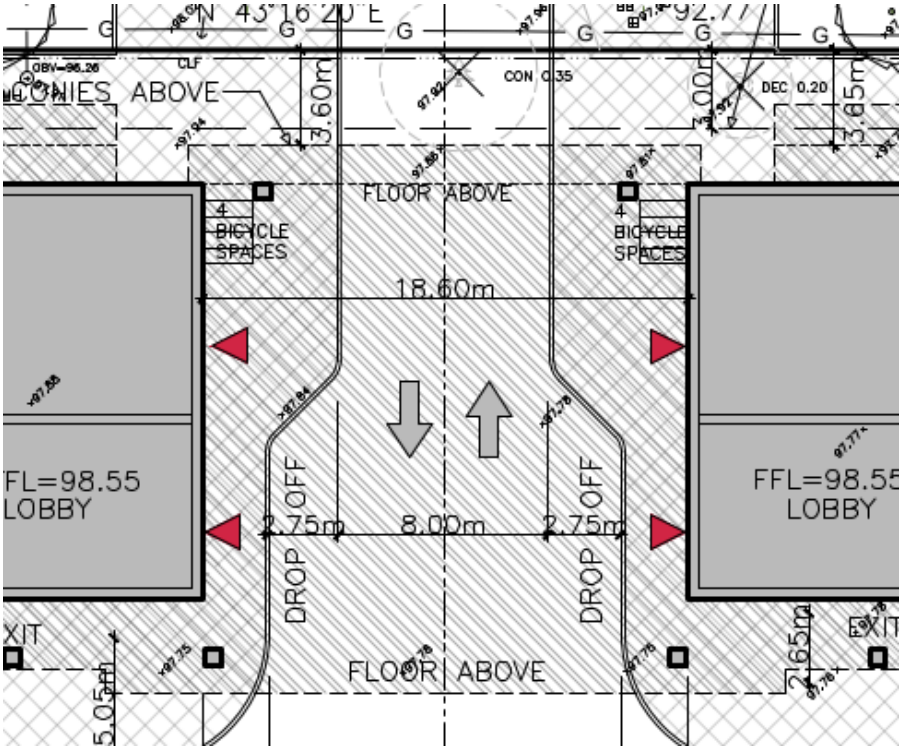


Figure 3: Fairview Access Point

Garbage, recycling and organics will be brought to a central waste chute on each floor by residents. A tri-sorter garbage disposal system is proposed for this development. The system directs residents' materials into one of three recycling, organic or waste containers located in the garbage room on the ground floor (Figure 4).

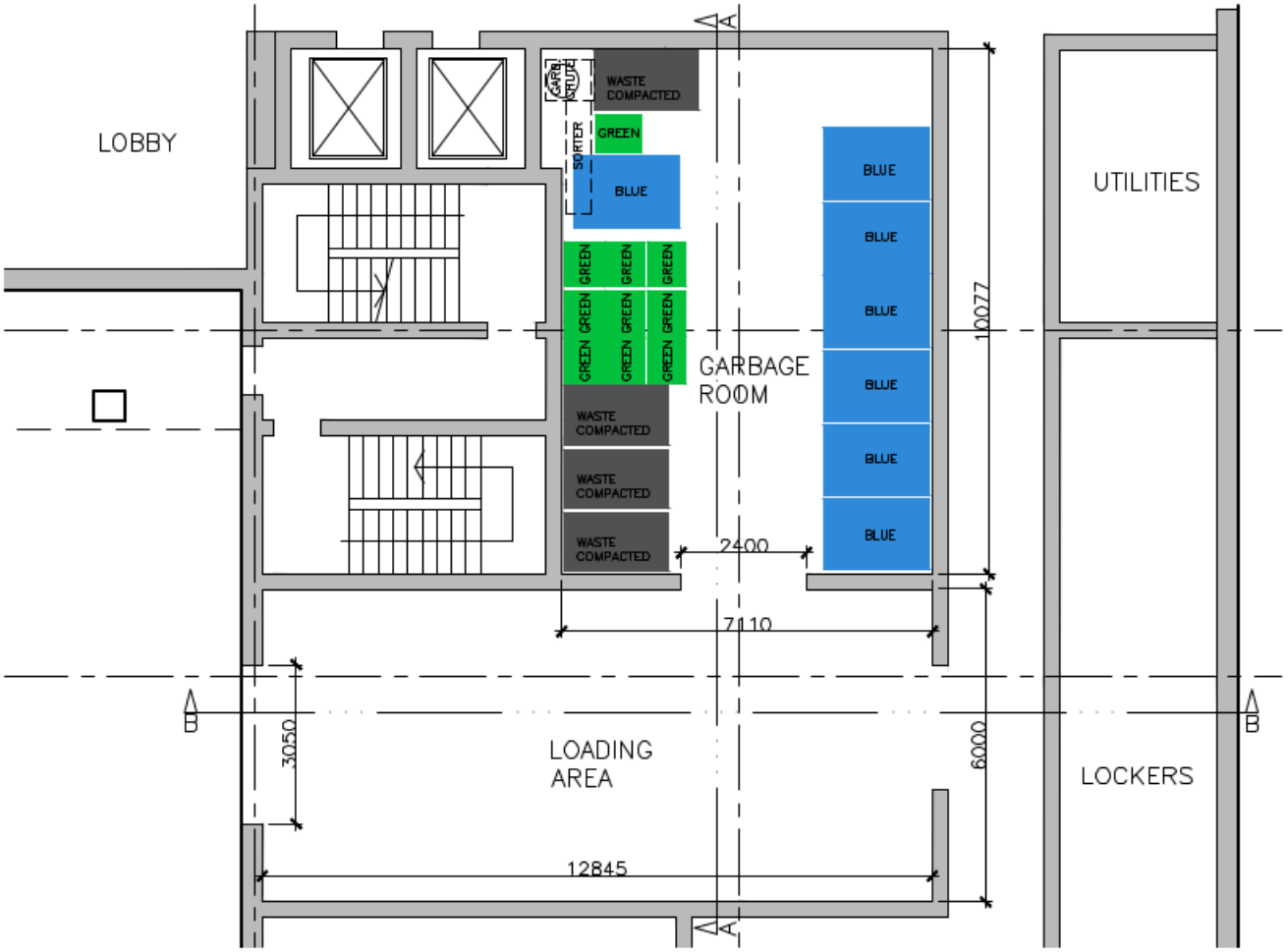


Figure 4: Location of Collection and Garbage Areas

The collection area is located in front of the Loading room and has an infinite height clearance since it is outdoors. Waste receptacles will be brought from the Loading room to the collection area prior to the arrival of collection vehicles, as necessary. The proposed development does not require the inclusion of any external enclosures. The collection area will be graded at a level of 1%, as per the Site Grading Plan (Figure 5). The proposed size and number of collections bins is outlined in the table below which will accommodate the number of residents expected for this development.

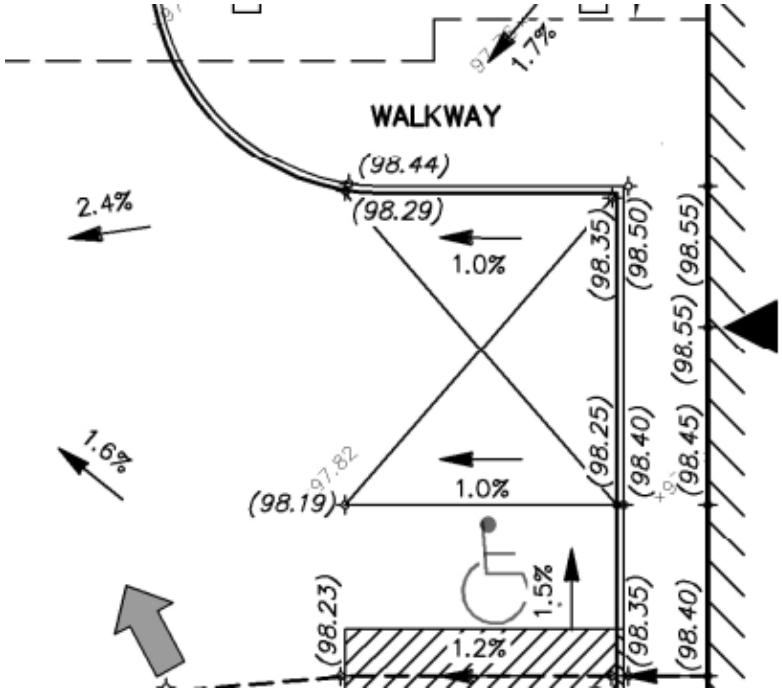


Figure 5: Collection Point Grading

Waste Storage Type	Proposed
Garbage	Four – 3 yard containers (compacted)
Recycling	Seven – 4 yard containers
Organics	Ten 95 gallon (360L) totes on wheels

Table 1 – Waste Management Loading Room

The Waste Loading Room is in accordance with Section 1.9.3 of the ROP Guidelines. It shall include a sufficient and well-maintained mechanical ventilation system, a cooling system, sprinkler and fire prevention systems, and double doors to the outdoor collection point that satisfy the minimum requirement of 2.2m. Waste compactors are also included in the Garbage room (Figure 4).