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Our ref: 12669011

September 05, 2025

Peter Horn
1959025 Ontario Inc
366 King Street West
Hamilton, Ontario
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Waste Management Plan for a Mixed-Use Development at 2076 Old Lakeshore Road in Burlington, Ontario

Dear Peter Horn,

1. Introduction

GHD Limited (GHD) was retained by 1959025 Ontario Inc. to complete a Waste Management Plan (WMP) for a proposed mixed-use development at 2076 Old Lakeshore Road in the City of Burlington, Ontario. The proposed development consists of a 23-storey mixed-use building containing:

– Shared amenities on floors 1 – 3
– 154 hotel rooms on floors 4 – 14
– 50 residential units on floors 15 – 23
– 4 levels of underground parking

The WMP has been prepared to address requirements of the Region of Halton (Region's) waste collection application requirements in relation to the proposed development (layout and use).

The WMP was prepared using the Region's Official Plan Guideline that relates to waste management titled Development Design Guidelines for Source Separation of Solid Waste (Guideline)[1]. This letter discusses the waste management issues related to the Site and should therefore be the "Waste Management Plan" to satisfy the approval authority requirements. The following elements are discussed herein:

– Proposed Site Plan
– Anticipated residential and commercial waste volumes and storage
– Residential and commercial waste collection details
– Best management practices to address common waste-related complaints
– Recommendations

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

2. Waste management plan

2.1 Site plan

As stated above, the proposed development consists of 154 hotel rooms and 50 residential units in a 23-storey tower with four levels of underground parking (see **Figure 1** for Site Plan). The building has a 64 m^2 dedicated Garbage Room on the Ground Floor (**Figure 2**) for the storage of both residential and commercial wastes. The Garbage Room is connected with a waste chute that is accessible to all residents from floors 15 to 23 of the building (see **Figure 3** for a typical residential floor plan). The waste chute will discharge into a three-waste stream compactor system, for safety reasons residents will not have access to these areas. Waste from floors 4 to 14 will be collected by the hotel staff.

2.2 Collection vehicle routing

An AutoTurn analysis was completed to determine the anticipated movement of waste collection vehicles, the geometrics of the proposed private road and to verify that the loading turnaround areas will facilitate the safe and unobstructed movement of a waste collection vehicle. The AutoTurn analysis was completed using the specifications in the Region's guideline for front-end collection vehicle. The Site's Loading Area is 6m wide and open to above.

Waste collection vehicle will enter the site from Old Lakeshore Road by making a left-hand turn directly into the Loading Area. The vehicle must enter from the east side of Old Lakeshore Road, as the truck cannot safely turn in from the west (see **Figure 4**). Once the waste is collected, waste collection vehicle will reverse back onto lakeshore road for approximately 30 m to exit the site and continue to drive in a forward moving fashion (see **Figure 4 and 5**). A staff member will be on-site to assist the driver of the waste collection vehicle in accessing the collection point and exiting the Site.

At the time of collection, for safety reasons, a barrier will be placed to prevent vehicles from accessing the site from Old Lakeshore Road. Appropriate signage and flashing lights be used during active waste collection to prevent flow of traffic and pedestrians through the loading area.

2.3 Waste volume and storage

Understanding the volume and types of waste generated assists in determining the appropriate waste bin storage method and capacity requirements. A single 64 m^2 waste storage room is proposed for both residential and commercial wastes. It is understood that the Region will only allow this arrangement given the waste is stored in separate, labeled bins for residential and commercial use. For multi-residential apartment buildings, the Region provides semi-automated cart collection for recycling and organics streams and may provide front-end collection for garbage.

2.3.1 Residential

The estimated residential waste volumes were determined by working backward from the Region's Guideline standards for waste capacity requirements. Based on the number of units and Guideline requirements, GHD completed calculations to determine the minimum number of bins/carts required for garbage, recycling, and organics for a weekly collection (every 7 days) as well as the bin/cart footprints (see **Attachment 1** for detailed waste capacity calculations). The breakdown is as follows:

Table 1 Minimum Required Number of Bins and Carts for 46 Residential Units

Minimum Number of Bins Required - Residential	Value	Unit
Garbage (compacted)	1	3 cu. yd. bin(s)
Recycling	2	3 cu. yd. bin(s)
	8	95-gallon cart(s)
Organics	2	95-gallon cart(s)
Total waste storage room footprint required (*including compactor-bin layout and manoeuvre space)*		33 m^2

It should be noted that the above calculations are based on public collection. The total space required for the footprint of the garbage bins is 2.3 m^2, 5.6 m^2 for recycling semi-automated carts, and 1.6 m^2 for organics semi-automated carts. The site plan shows 64 m^2, which is sufficient to accommodate the required residential bins and carts.

As per the waste management requirements in the Region's Guideline, there should 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.
– 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.
– Secure access to the compactor with no general access.

Bulk waste

The current Site Plan shows a dedicated 10 m^2 area for the storage of large, bulk waste items in the Garbage Room, accessible to the residents. It is recommended that this area be separated by a chain-link fence from the tri-sorter and compactor area, restricting access to the tri-sorter and compactor area by residents, for safety reasons.

2.3.2 Commercial

The hotel component of the proposed development does not qualify for waste collection by Halton Region; therefore, private waste collection must be arranged.

There are typically no requirements for demonstrating the volume of waste generated, however understanding the volume and types of waste generated assists in determining the appropriate level of storage capacity and method of storage. We are using industry standards as a proxy for the Site in order to demonstrate an appropriate storage and collection solution, which is also based on the type of uses proposed.

Typical waste storage and collection practices for Commercial developments that are relevant to the proposed development are as follows:

– All waste containers must be housed within a designated area or structure, as appropriate;
– All waste containers must be easily accessible to the user;
– Storage points and collection points should be convenient for both the user and the service crews to access without presenting a risk to health and safety;

– All commercial waste containers will be clearly labelled as such;
– Collection points should be hard-surfaced and should be of a size capable of accommodating the required number of bins so there is no overflow onto the public right of way; and
– Ensure collection contracts are established and executed.

Hotel

Given that the proposed uses are commercial (Hotel), GHD has calculated a conservative estimate of 5 L/room/day of commercial garbage and recycling waste generation (see **Attachment 1** for detailed waste capacity calculations). This is based on the total hotel rooms and the typical waste/recycling generation per day (approximately 5 L/room/day) for commercial uses. With this waste and recycling generation in mind, the following number of bins are required for commercial use under weekly collection:

Table 2 Minimum Required Number of Bins and Carts for 154 Hotel Rooms

Minimum Number of Bins Required - Hotel	Value	Unit
Garbage (Not compacted)	2	4 cu. yd. bin(s)
Recycling (Not compacted)	2	4 cu. yd. bin(s)
Total waste storage room footprint required (*including manoeuvre space)*		20.1 m^2

The garbage and recycling bins both require a total footprint space of 5.6 m^2 each for the bins. The site plan shows 64 m², which is sufficient to accommodate the required commercial bins in addition to the 32.5 m^2 required for storage of the bins and carts for residential waste.

2.4 Waste collection

2.4.1 Residential

Waste collection will occur at the dedicated waste the loading space on the Ground Floor (see **Figure 2**). The loading area provided is approximately 117 m^2 which is large enough to accommodate the highest number of waste bins to be collected at a time. On the day of collection, an on-site staff member will bring out the bins/carts from the Garbage Room directly into the outdoor loading space through a double door. 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.

As per the requirements in the Region's Guideline, private roads shall:

– Allow for direct access from a Municipal Road to the Waste Collection Point and back to the Municipal Road without reversing onto the Municipal Road.
– Allow for the continuous forward collection of Waste without the need for Waste collection vehicles to reverse.
– Be constructed with a hard surface, such as asphalt, concrete, or another suitable material acceptable to the Region, and have a minimum width of 6 metres.
– Have a minimum turning radius from the centre line of 13 metres on all turns
– Have overhead clearance throughout of minimum of 7.5 metres throughout the private road and be free from obstructions such as overhangs, awnings, utility wires, balconies, and must be kept clear of tree branches, etc.
– Have a minimum of 18 metres straight head-on approach to the Collection Point.

– Be designed and constructed to support a minimum of 35 tonnes. If waste collection vehicles are required to drive onto or over a Supported Structure the Region must receive a letter, certified by an Ontario Professional Engineer, in advance of any initial Waste collection, indicating that the supported structure can support a fully loaded Waste truck.

A development must be more than 90 percent occupied before the Region provides residential waste collection services (collection of front-end garbage bins, recycling carts, 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 two phases:

Phase 1 – Pre 90 percent occupancy – schedule and frequency

The developer will be responsible for establishing solid waste collection for residents as an interim measure. Based on the number of bins required for the 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 – schedule and frequency

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 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.

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

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.

2.4.2 Commercial

As stated in Part 3.3 of the Region's Guideline, garbage and recycling collection is not available for commercial developments consisting of seven units or more. Therefore, this development is not eligible for commercial waste collection by the Region and private collection arrangements must be made for commercial waste.

As such, a contract with a private waste hauler is to be established before the commercial space is occupied. Based on our experience, we are confident that a private company's 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 satisfies both waste storage best management practices and the Region's requirements. It is suggested that commercial waste collection be scheduled on different days or at different times from the Region's residential waste collection. Additionally, a letter confirming private pick-up should be included as a condition of the Site Plan approval.

Schedule and frequency

Based on the number of waste collection containers allocated for the commercial space, 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.

2.5 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

A letter will be provided to all tenants/owners informing them of the waste management system in place. 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 fastened, (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 points 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.

2.6 Recommendations and conclusions

The following recommendations are provided:

– Establish waste collection contract with private waste hauler for comer waste and for residential waste before the development reaches 90 percent occupancy.
– Implement standard waste management BMPs.

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

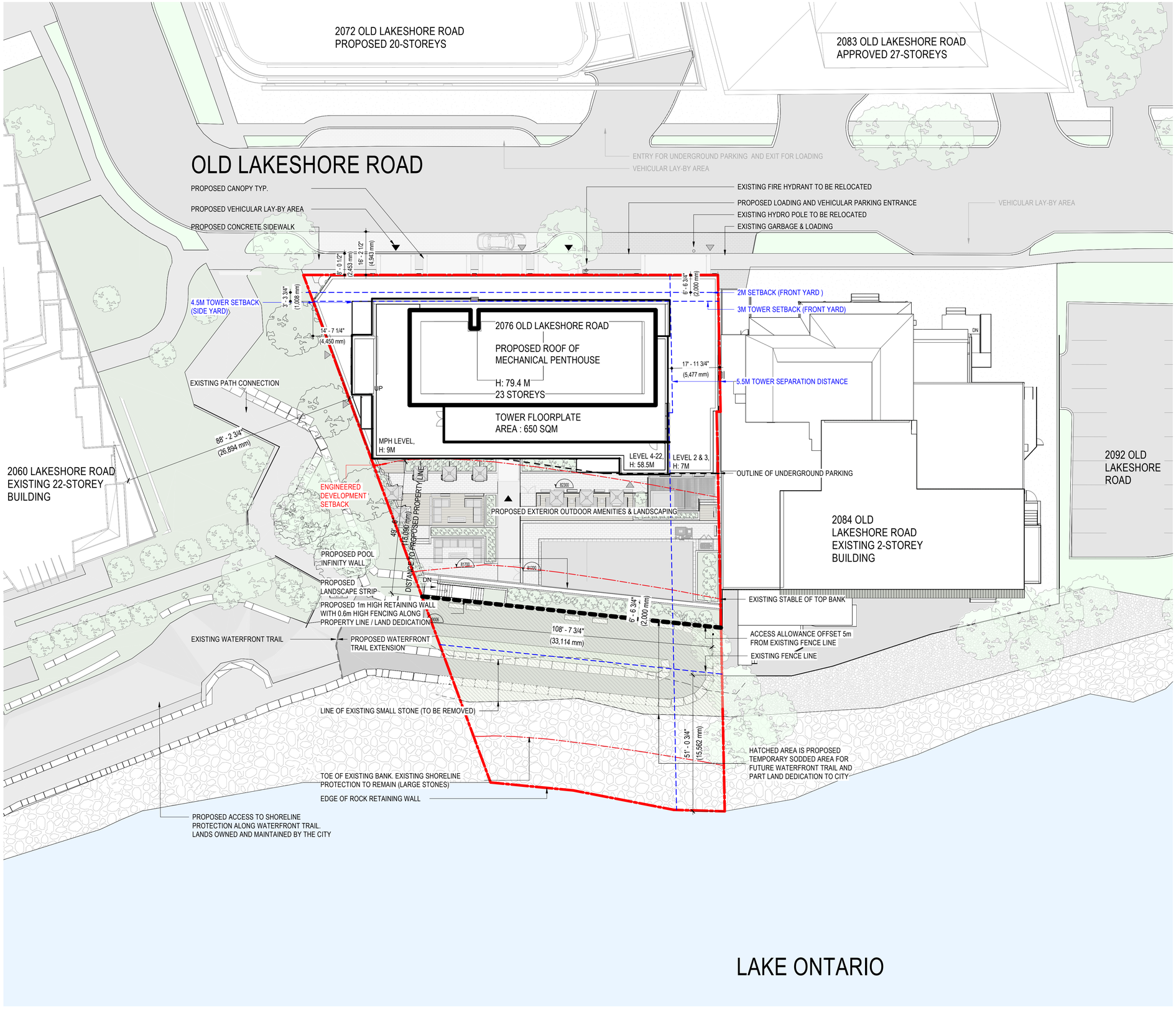
Should you have any questions on the above, please do not hesitate to contact us.

Regards,



Erika Brown, M Env., RPP
Waste & Environmental Planner

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Erika.Brown@ghd.com



PROJECT

2076 OLD LAKESHORE ROAD

LOCATION
BURLINGTON, ON

PROJET No.
13159

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FIGURE 1

PROJECT NORTH TRUE NORTH

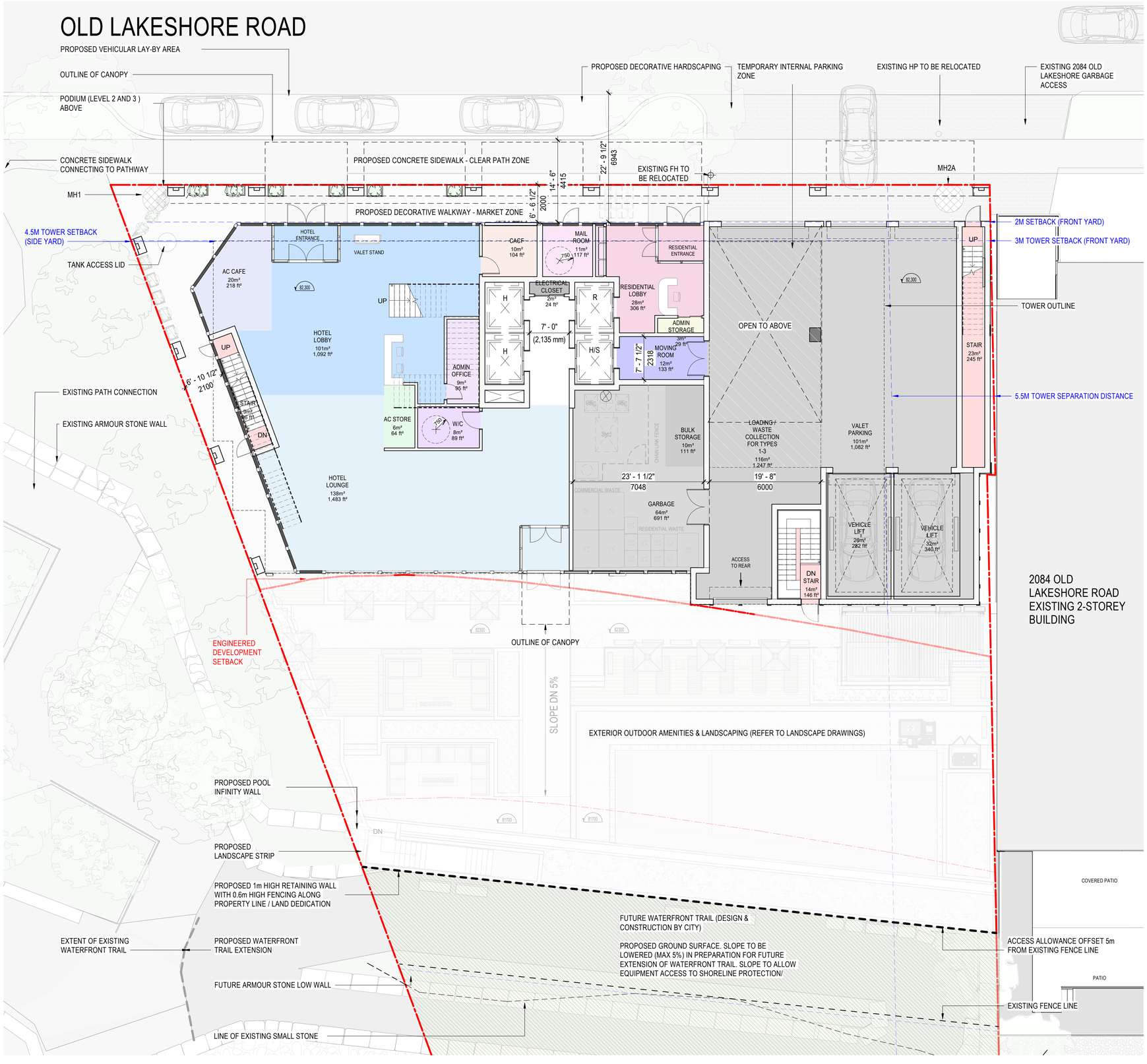
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NO	REVISION	DATE (dd-mm-yyyy)
1	ISSUED FOR PRELIMINARY DESIGN	07 SEPT 2023
2	ISSUED FOR SITE DESIGN UPDATES	11 APR 2025
3	ISSUED FOR BUD APPLICATION	20 JUNE 2025
4	ISSUED FOR OPA-ZBA APPLICATION	29 AUG 2025

DRAWN BY: BB / GG
CHECKED BY: LK / KN
DATE (dd.mm.yy): 08/29/2025
SCALE: As indicated
FORMAT: 24" x 36" (Half Scale) 11" x 17" (Half Scale)

DRAWING TITLE
SITE PLAN

Revision: 4
Drawing Number: A100



BICYCLE PARKING	
TYPE	CAPACITY
SHORT TERM	3

REQUIREMENT: 0.05 SPACES PER RESIDENTIAL UNIT

46 UNITS X 0.05 = 3 SPACES

PROGRAM LEGEND

- RESIDENTIAL PROGRAM
- OUTDOOR AMENITIES
- HOTEL PROGRAM
- SHARED AMENITIES
- MEZZANINE LEVEL
- LOBBY AT GRADE
- UNDERGROUND PARKING

PROJECT

2076 OLD LAKESHORE ROAD

LOCATION
BURLINGTON, ON

PROJET No.
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FIGURE 2

PROJECT NORTH TRUE NORTH

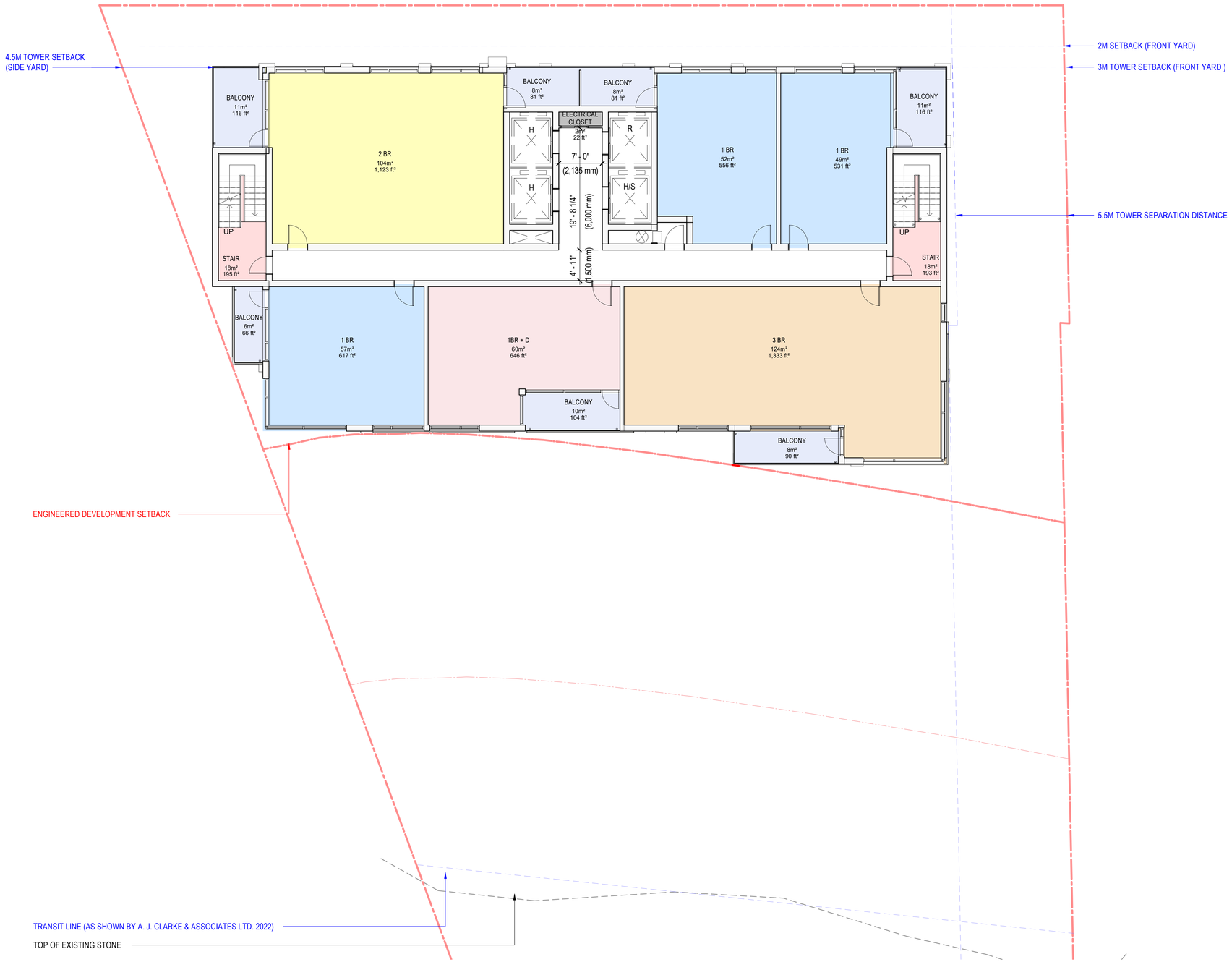
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DATE (dd.mm.yy) 08/29/2025
SCALE 1 : 100
FORMAT 24" x 36" (Full-scale) 11" x 17" (Half-scale)

DRAWING TITLE
FLOOR PLAN - GROUND LEVEL

Revision 4
Drawing Number A203



PROGRAM LEGEND

- RESIDENTIAL PROGRAM
- OUTDOOR AMENITIES
- HOTEL PROGRAM
- SHARED AMENITIES
- MEZZANINE LEVEL
- LOBBY AT GRADE
- UNDERGROUND PARKING

PROJECT

2076 OLD LAKESHORE ROAD

LOCATION
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FIGURE 3

PROJECT NORTH TRUE NORTH

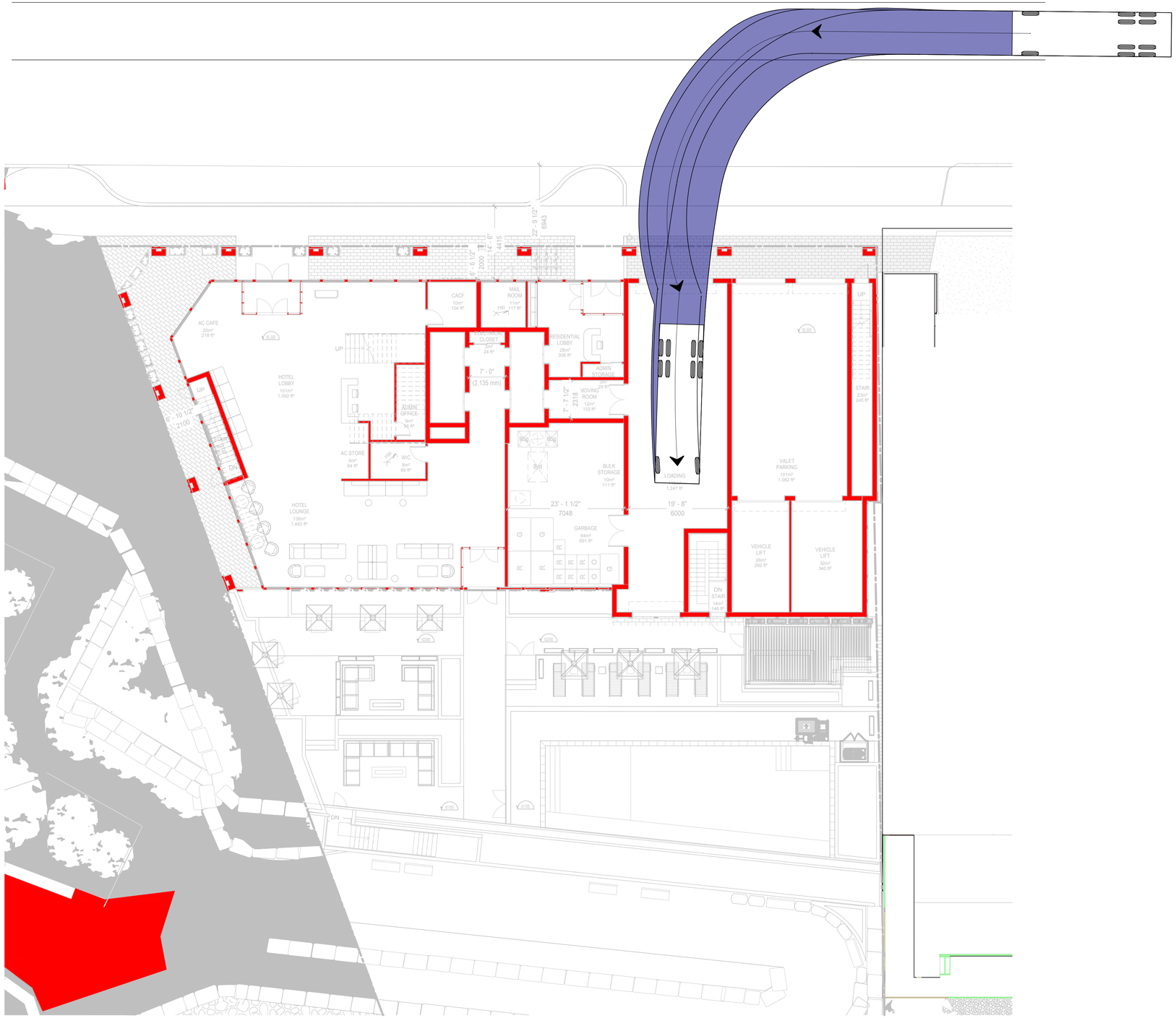
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DRAWING TITLE
TYPICAL FLOOR PLAN - LEVEL 15-21

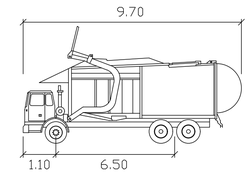
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Figure 4



Halton-Front-End
meters

Width	: 2.70
Track	: 2.70
Lock to Lock Time	6.0
Steering Angle	: 30.0

No.	Issue	Checked	Approved	Date
1	First Submission	W.M	W.M	7/25/25

Author	V.C	Designer	V.C
Drafting Check	W.M	Design Check	W.M
Project Manager	W.M	Project Director	W.M

Client
-

Project
2076 Old Lakeshore Road

Date: July 25, 2025
Scale: NTS

Project No.
-

Title
VEHICLE MANEUVERING DIAGRAM - WASTE COLLECTION (INBOUND)

Size
ANSI D

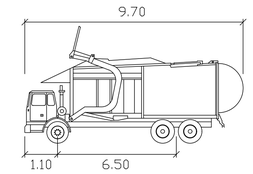
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Figure 5



Halton-Front-End

meters

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Track	: 2.70
Lock to Lock Time	6.0
Steering Angle	: 30.0

No.	Issue	Checked	Approved	Date
1	First Submission	W.M	W.M	7/25/25

Author	V.C	Designer	V.C
Drafting Check	W.M	Design Check	W.M
Project Manager	W.M	Project Director	W.M

Client
-

Project
2076 Old Lakeshore Road

Date: July 25, 2025
Scale: NTS
Project No.: -

Title
VEHICLE MANEUVERING DIAGRAM - WASTE COLLECTION (OUTBOUND)

Size: ANSI D

Sheet No.
AT-103



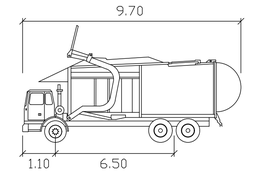
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Figure 6



Halton-Front-End

meters

Width	: 2.70
Track	: 2.70
Lock to Lock Time	6.0
Steering Angle	: 30.0

No.	Issue	Checked	Approved	Date
1	First Submission	W.M	W.M	7/25/25

Author	V.C	Designer	V.C
Drafting Check	W.M	Design Check	W.M
Project Manager	W.M	Project Director	W.M

Client

-

Project

2076 Old Lakeshore Road

Date: July 25, 2025

Scale: NTS

Project No.: -

Title

VEHICLE MANEUVERING DIAGRAM - WASTE COLLECTION (OUTBOUND)

Size: ANSI D

Sheet No.: AT-104

Attachments

Attachment 1

2076 Old Lakeshore Waste Capacity Calculation
Table 1 - Building (Residential)

Residential Waste Storage Room			
Stats	**Value**	**Unit**	**Comments**
Number of Storeys	22	storeys	
Dwelling Units on Second Floor and Higher	50	units	
Bulk Waste Room Space Requirement	10	m²	A clear and accessible area of 10 square meters within the building that can be used for the storage of larger items such as Bulk Waste, shall be included in the design.
Collection Frequency		Weekly	Assumed waste collection frequency

Item	Value	Unit	Comments
Number of Bins Required - Residential			
Garbage (compacted)	1	3 cu. yd. bin(s)	Compacted garbage, Ref #1, one 3 cu. yd. per 80 units, used with Regions and private collection system
Recycling	8	95 gallon cart(s)	Ref #1, (does not compact), one 95 gal (360L) per 7 units, used with Regions collection system
	2	3 cu. yd. bin(s)	606 gallon = 3 cu. yd.
Organics	2	95 gallon cart(s)	Ref #1, (does not compact), one 95 gal (360L) per 25 units, used with Regions collection system
	1	3 cu. yd. bin(s)	606 gallon = 3 cu. yd.
Bin/Cart Footprint			
95 Gallon Cart	0.8	m²	Ref #1, 0.8 m (W) X 1 m (D), may slightly differ from various manufactures
3 Cubic Yard Bin	2.3	m²	Ref #1, 2.03 m (W) X 1.12 m (D), may slightly differ from various manufactures
4 Cubic Yard Bin	2.8	m²	Ref #1, 2.03 m (W) X 1.37 m (D), may slightly differ from various manufactures

Total Footprint Required (Scenario A - bins and carts - Region Collection)			
Garbage (compacted)	2.3	m²	bins
Recycling	5.6	m²	carts
Organics	1.6	m²	carts
Compactor Layout with Bins	14	m²	Ref # 3 This may vary by model/ company, 3.9 m (W) X 3.6 m (L)
Manoeuvre Factor	9		Ref #2, 2.25 m per bin allows for manoeuvring and access path ways.
Total Bin/Cart Footprint Required in Residential Waste Storage Room	33.0	m²	(Estimate) Bulk waste room **not** included

Total Footprint Required (Scenario B - bins ONLY - Private Collection)			
Garbage (compacted)	2.3	m²	bins
Recycling	4.5	m²	bins
Organics	2.3	m²	bins
Compactor Layout with Bins	14	m²	Ref # 3 This may vary by model/ company, 3.9 m (W) X 3.6 m (L)
Manoeuvre Factor	9		Ref #2, 2.25 m per bin allows for manoeuvring and access path ways.
Total Bin/Cart Footprint Required in Residential Waste Storage Room	32.1	m²	(Estimate), this footprint does not include spacing for alleyway or other movement. Bulk waste room **not** included

References

1. Halton Region. (2014). Development Design Guidelines for Source Seperation of Solid Waste. Halton Region. Retrieved from https://www.halton.ca/Repository/Development-Design-Guidelines-for-Source-Separatio
2. City of Richmond. (2018). Commercial and Multi-Family Developments Waste Management Design Guidelines. Retrieved from: https://www.richmond.ca/__shared/assets/Waste_Management_Design_Guidelines48945.pdf

2076 Old Lakeshore Waste Capacity Calculation

Table 2 - Building (Hotel)

Stats	Value	Unit	Comments
Number of Bins Required - Hotel			
Hotel Garbage	5	L/bed/day	Ref #1, 5L/bed/day
Hotel Recycling	5	L/bed/day	Ref #1, 5L/bed/day
Commercial Floor Space	154	rooms/beds	Total space
Commercial Garbage Waste Generation Rate	770	L/day	Using retail generation numbers
Commercial Recycling Waste Generation Rate	770	L/day	Using retail generation numbers
Days between collection	7	day(s)	Assuming weekly collection
Estimated Commercial Garbage Waste Generated	5,390.0	L/Week	Hotel
Estimated Commercial Recycling Waste Generated	5,390.0	L/Week	Hotel
Estimated Commercial Garbage Waste Generated	1,423	gallon	Converted units, retail, Conversion factor: 3.79L/gallon
Estimated Commercial Recycling Waste Generated	1,423	gallon	Converted units, retail, Conversion factor: 3.79L/gallon
Estimated Commercial Garbage Waste Generated	7.0	cu. yd.	Converted units, retail, Conversion factor: 765L/cubic yard
Estimated Commercial Recycling Waste Generated	7.0	cu. yd.	Converted units, retail, Conversion factor: 765L/cubic yard
Number of Bins Required - Not Compacted			Private Collection
Garbage	2	4 cu. yd. bin(s)	
Recycling	2	4 cu. yd. bin(s)	
Bin/Cart Footprint			
4 Cubic Yard Bin	2.8	m²	Ref #2, 2.03 m (W) X 1.37 m (D), may slightly differ from various manufactures
Footprint Required			Option dependant on private contractor
4 Cu yd. Garbage	5.6	m²	
4 Cu yd. Recycling	5.6	m²	
Manoeuvre Factor	9		Ref #3, 2.25 m per bin allows for manoeuvring and access path ways.
Total Footprint Required in Waste Storage Room	20.1	m²	(Estimate)

References

1. City of Melbourne. (2021). Guidelines for Preparing a Waste Management Plan.
2. Halton Region. (2014). Development Design Guidelines for Source Seperation of Solid Waste. Halton Region. Retrieved from https://www.halton.ca/Repository/Development-Design-Guidelines-for-Source-Separatio
3. City of Richmond. (2018). Commercial and Multi-Family Developments Waste Management Design Guidelines. Retrieved from: https://www.richmond.ca/__shared/assets/Waste_Management_Design_Guidelines48945.pdf