



**BURNSIDE**

**Solid Waste Management Plan  
8010-8150 Derry Road West, Milton ON**

**LINDVEST  
3625 Dufferin Street, Suite 200  
Toronto ON M3K 1Z2**



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**R.J. Burnside & Associates Limited  
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| Revision | Date               | Description   |
|----------|--------------------|---|
| 0        | July 14, 2020      | Draft Submission to Client                                  |
| 1        | July 17, 2020      | Submission to Halton Region                                 |
| 2        | July 14, 2021      | Revised Submission to Client                                |
| 3        | September 10, 2021 | Waste Management Figures Update (Appendix B)                |
| 4        | October 7, 2021    | Waste Management Figures Update (Appendix B)                |
| 5        | June 20, 2022      | Unit Count and Waste Management Figures Update (Appendix B) |
| 6        | May 4, 2023        | Updates to Address Building D Design                        |

**R.J. Burnside & Associates Limited****Report Prepared By:**


Christian Jordan, B.Sc.  
Environmental Technologist  
CJ:cv

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## 1.0 Introduction

This document describes the Solid Waste Management Plan developed to consider issues and solutions related to solid waste for the proposed LINDVEST residential development, 'Connectt', located at 8010-8150 Derry Road West Milton, Ontario. The development has a net area of 2.29 ha. This plan is based on current overall site plans for the development of Buildings A to D and TH-A to TH-E, outlined on the Kirkor Architects and Planners 'Overall Site Plan' (dA1.2), provided on the following page, as Figure 1-1 (dated May 3, 2023). The related 'Project Statistics' (dA1.1), dated May 3, 2023, are included as Appendix A.

The addition of Building D to the development does not impact the waste management design or operations of Building A. The layout of Buildings may change prior to construction; however, revisions to building designs will be accompanied by amendments to this Plan outlining compliance with Regional Guidelines. Construction of the development will occur in three phases – Burnside has considered the approach to waste management during the construction process to ensure continuity of collection and has included a plan for operation during construction. It is understood that while this Plan considers the entire development's waste management needs, this Plan will need to be updated as needed to reflect any design changes that may occur.

This project involves the development of the following buildings for residential use:

- Tower Buildings A, B, C and D:
  - Building A, a 20-Storey tower with 168 units, including 7 townhome units located on the ground floor;
  - Building B, a 25-storey tower with 262 units, including 9 ground floor suites; and
  - Building C, a 16-storey tower with 184 units, including 9 ground floor suites.
  - Building D, a 3-storey stacked townhome block featuring 27 stacked townhome units.
- 3-storey street facing townhome buildings TH-A to TH-E, totaling 34 units.

In preparing this report, Burnside has considered the following:

- Halton Region – 'Development Design Guidelines for Source Separation of Solid Waste, Regional Official Plan Guidelines', Version 1.0 dated June 2014.
- Halton Region – By-Law No. 123-12.
- Waste Diversion Ontario – Continuous Improvement Fund (CIF) Report 219: 'Best Practices for the Storage and Collection of Recyclables in Multi-Residential Buildings', dated February 2011.
- Waste Diversion Ontario – Continuous Improvement Fund Report 723: 'Multi-Residential Project Debriefing Series', dated March 14, 2014;
- Ontario Food and Organic Waste Framework, dated April 2018.

Halton Region's (Region) 'Development Design Guidelines for Source Separation of Solid Waste' document (hereinafter referred to as the 'Guidelines' or 'Halton Guidelines') outline the requirements to obtain approval for municipal waste collection services. Following the Guidelines provides some flexibility to address future solid waste management needs and programs. In addition, the Region's municipal waste collection services are preferred over private services when considering long term operating costs for the development. Thus, Buildings A to D and TH-A to TH-E will be designed to utilize Halton Region waste collection services.

In addition to the Halton Guidelines document, Burnside has considered CIF Report 219 and Report 723 related to multi-unit residential buildings for their waste management effectiveness. Both reports made recommendations for the design and operation of waste management systems for new multi-unit residential buildings. The findings of the CIF reports are consistent with Halton's Guidelines. Burnside has also studied the Ontario Food and Organic Waste Framework which outlines the objective of increasing resource recovery (from food and organic waste in particular) from multi-unit residential buildings.

Based on the Halton Guidelines document, this residential development is expected to be compatible with Halton Region's recycling, organics, and garbage collection services. This waste management plan is sufficiently flexible to allow future revision of the Region's waste collection processes, including privatization and changes that may occur through the Resource Recovery and Circular Economy Act.

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 ARCHITECTS AND PLANNERS  
 20 De Boers Drive Suite 400  
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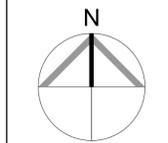
|    |                          |               |
|----|--------------------------|---------------|
| 14 | LOPA & ZBA SUB - BLDG D  | MAY 03, 2023  |
| 13 | SPA RESUB #10 - BLDG B   | DEC 12, 2022  |
| 12 | SPA RESUB #9 - BLDG B    | OCT 18, 2022  |
| 11 | SPA RESUB #8 - BLDG B    | JUNE 21, 2022 |
| 10 | SPA RESUBMISSION #7      | SEPT 10, 2021 |
| 09 | SPA RESUBMISSION #6      | JULY 8, 2021  |
| 08 | SPA RESUBMISSION #5      | APR. 15, 2021 |
| 07 | SPA RESUBMISSION #4      | NOV. 20, 2020 |
| 06 | SPA RESUBMISSION #3      | AUG. 20, 2020 |
| 05 | SPA RESUBMISSION #2      | JAN. 17, 2020 |
| 04 | SPA SUBMISSION           | AUG. 9, 2019  |
| 03 | LOPA & ZBA RE-SUBMISSION | DEC 19, 2018  |
| 02 | LOPA & ZBA RE-SUBMISSION | JULY 24, 2018 |
| 01 | LOPA & ZBA SUBMISSION    | OCT 2, 2017   |

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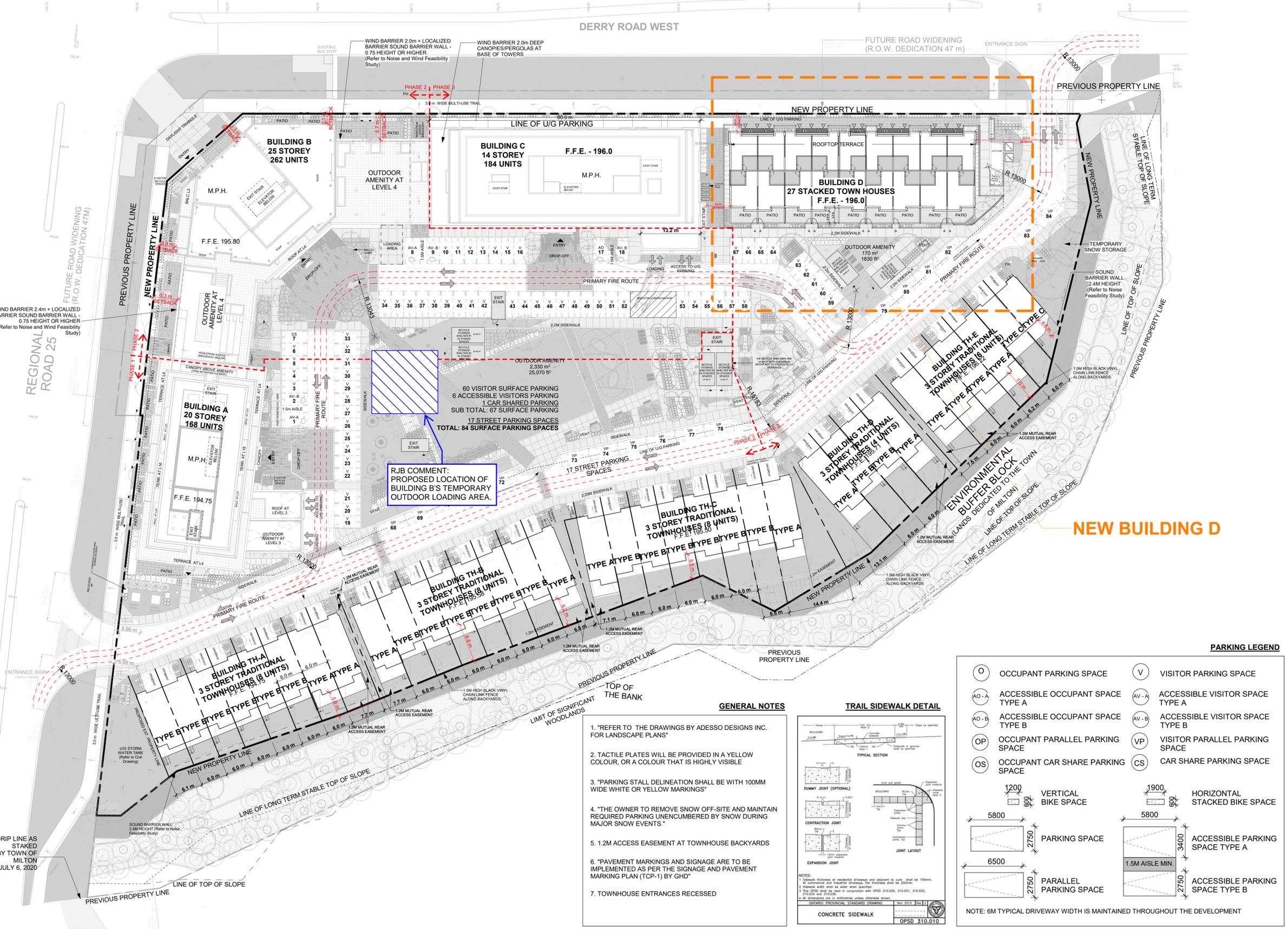
Drawing Title:  
**OVERALL SITE PLAN**

Project:  
 Lindvest  
 8010, 8020, 8030, 8110,  
 8120, 8130, 8140 & 8150  
 Derry Road West

Connect Condo - Building D  
 Scale:  
 As indicated  
 Drawn by:  
 NB  
 Checked by:  
 MC  
 Project No.:  
 21-011  
 Date:  
 May 03, 23  
 Drawing No.:



**dA1.2**



DERRY ROAD WEST

REGIONAL ROAD 25  
 FUTURE ROAD WIDENING (R.O.W. DEDICATION 47M)

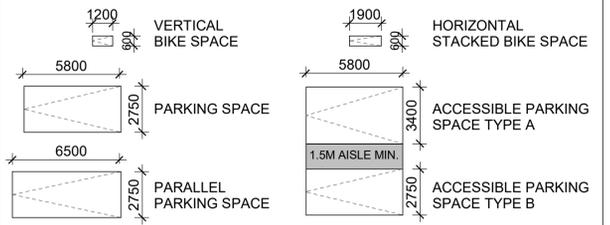
**NEW BUILDING D**

RJB COMMENT:  
 PROPOSED LOCATION OF  
 BUILDING B'S TEMPORARY  
 OUTDOOR LOADING AREA.

60 VISITOR SURFACE PARKING  
 6 ACCESSIBLE VISITORS PARKING  
 1 CAR SHARED PARKING  
 SUB TOTAL: 67 SURFACE PARKING  
 17 STREET PARKING SPACES  
 TOTAL: 84 SURFACE PARKING SPACES

**PARKING LEGEND**

- OCCUPANT PARKING SPACE
- ACCESSIBLE OCCUPANT SPACE TYPE A
- ACCESSIBLE OCCUPANT SPACE TYPE B
- OCCUPANT PARALLEL PARKING SPACE
- OCCUPANT CAR SHARE PARKING SPACE
- VISITOR PARKING SPACE
- ACCESSIBLE VISITOR SPACE TYPE A
- ACCESSIBLE VISITOR SPACE TYPE B
- VISITOR PARALLEL PARKING SPACE
- CAR SHARE PARKING SPACE

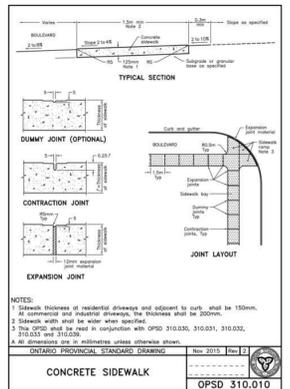


NOTE: 6M TYPICAL DRIVEWAY WIDTH IS MAINTAINED THROUGHOUT THE DEVELOPMENT

**GENERAL NOTES**

- "REFER TO THE DRAWINGS BY ADESSO DESIGNS INC. FOR LANDSCAPE PLANS"
- TACTILE PLATES WILL BE PROVIDED IN A YELLOW COLOUR, OR A COLOUR THAT IS HIGHLY VISIBLE
- "PARKING STALL DELINEATION SHALL BE WITH 100MM WIDE WHITE OR YELLOW MARKINGS"
- "THE OWNER TO REMOVE SNOW OFF-SITE AND MAINTAIN REQUIRED PARKING UNENCUMBERED BY SNOW DURING MAJOR SNOW EVENTS."
- 1.2M ACCESS EASEMENT AT TOWNHOUSE BACKYARDS
- "PAVEMENT MARKINGS AND SIGNAGE ARE TO BE IMPLEMENTED AS PER THE SIGNAGE AND PAVEMENT MARKING PLAN (TCP-1) BY GHD"
- TOWNHOUSE ENTRANCES RECESSED

**TRAIL SIDEWALK DETAIL**



**SITE PLAN** 1  
 Scale: 1 : 400

## **2.0 Waste Collection and Storage**

### **2.1 General Operation: Buildings TH-A to TH-E (Street Facing Townhome Units)**

Buildings TH-A to TH-E will be designed to utilize Halton Region's waste collection services. The private, condominium road on which they are located will be designed and constructed in accordance with all applicable legislation, by-laws, and Halton Guidelines.

Per the Halton Guidelines, private roads will be designed to:

- Allow for access to the curbside collection points, without requiring reversal onto Municipal Roads.
- Allow for continuous forward motion, not requiring collection vehicles to reverse.
- Be constructed with a hard surface acceptable to the Region.
- Have a minimum width of 6 m.
- Have turns with a radius from the centre line of at least 13 m.
- Have an overhead clearance of 7.5 m, kept free from obstructions.
- Support a minimum of a fully loaded waste truck (35 tonnes).

Wastes are to be set out at their collection point by the residents of each unit prior to 7:00 AM on their designated collection day and in a manner that is accessible to the waste collection vehicle and does not obstruct any sidewalk or roadway. Per Regional collection standards (set out in By-Law 123-12), garbage will be collected once every other week while recycling and organics are collected weekly. The quantity and standard container requirements for these wastes have been included in Section 3.0. Additional recycling, organics and garbage receptacles may be collected, though extra garbage containers must have a garbage tag obtained from the Region. Waste and receptacles are to be stored inside their respective residences (i.e., in a garage) between collection dates.

Halton Region also provides scheduled collection of bulky wastes and yard wastes throughout the year. In Milton, three bulky waste items may be collected per residential unit every other week. Yard wastes is also collected every other week from March through to December. These wastes are to be placed at the collection point by property owners in accordance with Regional by-laws and guidelines.

Residents may also bring their wastes for disposal at the Halton Waste Management Site. Should they do so, they may be subjected to disposal fees.

### **2.2 General Operation: Buildings A to D (Residential Condominium Buildings)**

This Solid Waste Management Plan incorporates waste storage requirements and design criteria to describe physical characteristics of the waste storage rooms and loading areas to accommodate waste collection vehicles.

### 2.2.1 Three Stream Waste Disposal

Each building will utilize a chute system that is accessible for each floor containing residential units. This allows the garbage, recyclables, and organics waste generated by each resident to be transported to the waste storage rooms located on either the ground floor (Buildings A and C) or level P1 (Buildings B and D) in each Building. It is recommended that posters be displayed near the chute access point on each floor to educate residents on waste diversion, reduction, and acceptable wastes<sup>1</sup>. Details about the features of each waste storage room are provided in section 2.2.2 and Appendix B while the bin and equipment requirements for this Solid Waste Management Plan are outlined in section 3.0.

### 2.2.2 Waste Storage Rooms

The layout of each of the development's waste storage rooms is provided in Appendix B. Each Building will include its own waste storage room responsible for servicing their respective units:

- Buildings A and C have their waste rooms on the ground floor. Buildings B and D have their waste room on level P1.
  - A tractor/bin puller will be used to transport bins and carts from waste rooms to their respective loading areas. This will be stored in one of the Waste Storage Rooms / equipment closets at the development.

#### a) Buildings A – C

- The waste storage rooms of Buildings A through C will feature the following:
  - A tri-sorter chute system, accessible from the second floor and above for Buildings A and C.
  - In Building B, a tri-sorter chute system will be accessible from the first floor and above (providing chute access to ground floor units).
  - The chute systems will be used to deliver the waste to the waste storage room:
    - Controls at the chute access include an interlock to prevent simultaneous access and access during maintenance.
    - The controls will allow residents to operate a tri-sorter providing three outlets: one for organics, another for (single stream) recycling, and a third for garbage.
  - For ground floor residential units in Buildings A and C, residents will dispose of waste using a through-the-wall chute system, leading into their respective waste rooms. Three separate chutes will be available for use, one for each waste stream. These ground level chutes will feed into small containers (121 L containers or similar), which

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<sup>1</sup> These educational materials are generally available from Halton Region. Examples of such materials are shown here: <https://www.halton.ca/For-Residents/Recycling-Waste/Waste-Collection-for-Apartment-and-Condominium-Bui> (accessed April, 2023).

will be emptied into their waste streams' respective cart/bin as necessary by facility management using a cart tipper<sup>2</sup>.

- For the recycling and organics waste streams, the carts will be dumped into the front-end bins regularly using a cart tipper. This will reduce the likelihood of workplace accidents and reduce strain on maintenance staff.
- For the garbage stream, the front end bins will need to be 'pre-loaded', tipping the contents of a garbage cart into an empty garbage bin just before it is loaded on to the compactor, using the cart tipper. This is expected to occur every time a new front end bin is loaded onto the compactor.
- A compactor will be used to minimize the number of bins required for garbage storage.
- The waste storage room will be locked and inaccessible to residents.

#### **b) Building D**

- Building D will feature a three-chute system leading into a waste storage room on level P1. Residents will be responsible for disposing of their waste in the chute intake room located on the ground level, on the west side of the Building.
  - Bulky waste generated by Building D will be stored in Building C's waste storage room.
  - Like the other Buildings, Building D's waste storage room will be locked and inaccessible to residents.
- The garbage and recyclables generated by Building D are expected to be stored within front end bins in its waste storage room (as shown in Appendix B). However, there is also flexibility to use 360 L semi-automated carts for waste storage.
  - Should these carts be used for recyclables and garbage, they will be transported to Building C's waste storage room on an as needed basis and emptied into their respective bins by facility staff, as described above. This would require Building C to feature an additional 4 yd<sup>3</sup> front end container for compacted garbage (three bins total), in addition to the equipment noted in Table 2.

The front end bins and semi-automated carts used to store waste will have wheels to allow maintenance staff to move the bins as required. The waste storage rooms will be rodent proof, properly ventilated<sup>3</sup>, and include a hose bib and floor drain for periodically washing the room. Should it be necessary, odour and insect issues can be addressed by increasing the ventilation (air changes per hour), reducing the storage temperature (air conditioning), or adding odour neutralizer sprays to the waste room(s).

It should be noted that the overall design of Building D, including the proposed number of suites, has not been finalized. The current waste storage room size and layout, quantity and type of containers, and loading area are expected to be revised in the future. Therefore,

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<sup>2</sup> A cart tipper such as one from Vestil Manufacturing Corp. or similar may be used (e.g., <https://www.vestil.com/product.php?FID=227>, accessed April 2023).

<sup>3</sup> Per ASHRAE Standard 62, air exchange rate for waste storage rooms as one-cubic foot per minute per square foot of floor space (1 CFM/sq.ft.).

amendments are expected to be made to this report outlining updated waste collection and storage requirements for Building D.

### **2.2.3 Bulky Waste Disposal**

A contiguous bulky waste storage area, at least 10 m<sup>2</sup> in size, is incorporated into each waste storage room, with the exception of Building D, whose residents will utilize Building C's bulky waste storage area. Bulky waste items will be collected by the Region as coordinated by the Property Manager. To gain (generally escorted) access to these bulky waste storage areas, residents must contact the Property Manager or other applicable persons. Halton Region also supplies a 40 yd<sup>3</sup> roll-off bin twice per year for bulky waste collection. If required, this bin will be placed in the outdoor parking area to be accessible for all residents. The Property Manager will contact the Region to coordinate delivery and collection of the bin. Materials that are subject to a stewardship program or a Product Care Association and items such as automotive tires, paints, and electronics, will not be accepted as bulky waste.

### **2.2.4 Groundskeeping, Maintenance and Renovations**

It is anticipated that waste generated by minor building maintenance activities, such as replacing broken fixtures, light bulbs, etc., can be accommodated in the waste storage room. Since groundskeeping is expected to be a contracted service, leaf and yard waste should be removed by the contractor as part of these services. Contractors will also typically undertake significant renovations or maintenance projects. It is expected that wastes generated during this work will be removed as part of their contracts.

### **2.2.5 Waste Collection**

The layout of the development's two Collection Points are provided in Appendix B. The two Collection Points (including loading and staging areas) will be located on the ground floors of Buildings A and C. Halton Region collects garbage, recyclables, and organics once per week, on different days – though garbage or recyclables may be collected twice per week, as necessary, pending approval from the Region.

- Wastes from Building A and five (5) organics carts and one (1) recycling bin from Building B will be collected in the Collection Point located on the ground floor of Building A.
- Wastes from Buildings B (excluding five (5) organics carts and one (1) recycling bin), C, and D will be collected in the Collection Point located on the ground floor of Building C.

On each collection day, prior to 7:00 AM., maintenance staff will move the bins from each waste storage room to the Collection Point. They may use a ride-on tractor or a waste bin puller<sup>4</sup> for ease of transporting bins to and from the appropriate Collection Points.

#### **a) Building A Loading Area**

The Loading Area of Building A has been designed in accordance with Halton Guidelines so that the waste collection service provider (collection vehicle) does not need to exit the vehicle to jockey bins or carts while collecting the waste stream<sup>5</sup>. The Property Manager will organize bins in accordance with the 'grid' system in preparation for collection, as indicated in Appendix 4 of the Halton Guidelines. This system is illustrated within the floor plan of Building A's Loading Area, included as Appendix B. The figures show the layout of front-lift from Building A, as well as the positioning of organics carts for collection. Each waste stream will be collected on separate days, so they may use the same loading area without conflict.

#### **b) Building C Loading Area**

For Building C's Loading Area, during collection a maintenance staff member will assist in moving and positioning the bins in front of the collection vehicle. This will allow its driver to remain within the vehicle during collection, and not require multiple rows of bins to be positioned for collection in the staging area (per Appendix 4 of the Guidelines). Staff will then shuffle bins in the staging area as the tipping proceeds. All waste containers will be returned to their respective waste storage rooms following collection.

When the bins or carts are in their respective Collection Points, there may not be ones available for residential use in the waste storage rooms. Therefore, the chute system may be 'locked out' to prevent disposal of a specific waste type (or all wastes). All residents will be made aware of the waste collection schedule so that they can plan their disposal routine to minimize contamination and maximize diversion of each waste stream. We anticipate that the waste storage rooms for Buildings B and C will be large enough to store additional containers (which are the same size described for each waste stream) that may be used to provide continuous services, even when the remaining containers are awaiting collection. Building management can decide if they wish to purchase these additional containers (for a single stream or all streams).

The collection truck drive path and turning radii are shown in Appendix C. All turns have a minimum turning radius from the centre line of 13.0 metres, in compliance with the Guidelines.

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<sup>4</sup> The WasteCaddy (<https://www.djproducts.com/product/video-wastecaddy-efficient-trash-bin-mover/>, or <https://www.djproducts.com/product/wastecaddy-ride-on-dumpster-mover/> accessed February 2023) is provided as an example.

<sup>5</sup> This loading area has the flexibility to also utilize maintenance staff facilitated collection, as noted for Building C's loading area, should it be beneficial to operations.

## **2.3 Operation During Phase II/III Construction**

For our planning purposes, it's assumed construction of Buildings A, B, C, and D will occur in three phases:

Phase I: Construction of Building A

Phase II: Construction of Building B

Phase III: Construction of Building C & D

### **2.3.1 Phase I Operation**

Phase I of the construction of Buildings A to D will allow for the waste to be managed completely within Building A. Since residents of Building A will not move in until construction is completed, the Building's waste storage room, loading areas, and staging areas will be available for use as soon as residents move in.

### **2.3.2 Phase II Operation**

The current design for Building B does not include a Collection Point. In the long-term, Building B's waste will be moved to Building C's Collection Point for collection, except for one recycling bin and five organics carts which will be collected at Building A's Collection Point. Until Building C is constructed, the Proponent will establish and use an outdoor Collection Point in a vacant area of the property to collect waste from Building B. The proposed location of this Collection Point is indicated on Figure 1-1. This temporary Collection Point will have an overhead clearance height of 7.5 m and be kept clear of all overhead obstructions. It will not impede site traffic and will adhere to all municipal (both upper and lower tier) regulations during its development. A tractor/bin puller will be used to transport bins and carts from the waste room of Building B to its Collection Point.

### **2.3.3 Phase III Operation**

Following completion of Phase III, Building C's Collection Point will be available for use for collection of waste (stored in front end bins and 360 L carts) from Buildings B, C, and D. Once collection moves to Building C, the temporary outdoor Collection Point for Building B will be decommissioned, with the area becoming an on-site park area as shown on Figure 1-1. Details of this phase are subject to revision and this Plan will be updated accordingly to accommodate such changes.

## **2.4 Materials Not Collected**

Waste materials that are not accepted by the Region's three stream waste collection system will not be collected for all Buildings in this development. Similarly, these materials will not be accepted nor stored in the waste storage rooms of Buildings A through C.

Solid Waste Management Plan  
May 2023

Hazardous Waste and Special Products (HSP) and Electronics and Electrical Equipment (EEE) are not accepted by the Region's collection vehicles. Residents with such wastes must drop them off at an appropriate recovery facility, such as retailers with take-back programs or to the Halton Waste Management Site. Residents will also be responsible for the storage and disposal of these materials.

All wastes should be handled and disposed by residents in accordance with Halton Region's Guidelines<sup>6</sup>. Generally, the Halton Waste Management Site accepts all waste types, including those not collected curbside. Residents must deliver their waste to the Site themselves, following direction from Site staff.

The waste materials that are collected may change as Individual Producer Responsibility (IPR) stewardship programs are developed under the provincial Resource Recovery and Circular Economy Act (RRCEA). This may include additional take-back programs at retailers. Overall, it is expected that changes to the wastes collected can be accommodated within the storage areas available for Buildings A through D.

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<sup>6</sup> Information on alternate waste stream recycling / disposal is found on the Region's website, [www.halton.ca/waste](http://www.halton.ca/waste) (accessed April 2023).

### 3.0 Waste Management System Requirements

Table 1 and Table 2 outline the equipment requirements for the solid waste management systems of Buildings TH-A through TH-E and Buildings A through D, respectively. Burnside has based our waste storage containers requirements (bin/cart counts) on those outlined in the Halton Guidelines:

- For Buildings A through D, it is assumed that front end garbage bins will be collected once per week. Appendix 2 of the Guidelines indicates that up to 200 residential units can be accommodated using 6 yd<sup>3</sup> of compacted garbage storage space every week (0.03 yd<sup>3</sup>/unit). To be conservative, we prorated this to determine the number of bins required. Burnside decided to use 4 yd<sup>3</sup> bins for Buildings B, C and D, utilizing tractors to haul the containers from Buildings B and D to Building C's Collection Point.
- Storage of recyclables is based on the rate of one 360 L (0.34 yd<sup>3</sup>) recycling bin for every seven units, per Halton Guideline Section 1.8.1.2.2. This volume was then converted to the number of front-end bins (without compaction).
- Halton Guideline Section 1.8.1.3.2 requires one 360 L (0.34 yd<sup>3</sup>) of organics bin for every 25 residential units.

**Table 1: Household Equipment Requirements – Buildings TH-A to TH-E**

| Quantity (per Unit)  | Item   | Stream    | Collection Frequency  |
|--|--|-----------|-----------------------|
| 2  | 100 L rigid, plastic containers (also known as a "Blue Box")   | Recycling | Weekly                |
| 1  | A plastic bin compatible with the Region's Contractor for the provision of Organic Waste Collection, with a capacity of 35 to 50 L | Organics  | Weekly                |
| 3  | Garbage Receptacles defined by Halton Region By-Law No. 123-12   | Garbage   | Once every other week |
| *Recycling and organics receptacles will be provided by the Region to residents. |  |           |                       |

**Table 2: Waste Storage Room Bin / Cart Requirements – Buildings A to D**

| Stream   | Building | Storage Quantity | Item  | Collection Location  |
|--|----------|------------------|---|--|
| Recycling  | A        | 3                | 4 yd <sup>3</sup> front end waste bin                       | Building A's Collection Point  |
|  | B        | 3                | 6 yd <sup>3</sup> front end waste bin                       | Building A & C's Collection Points<br>- One (1) bin to be collected at Building A's Collection Point.<br>- Two (2) bins to be collected at Building C's Collection Point.  |
|  | C        | 3                | 6 yd <sup>3</sup> front end waste bin                       | Building C's Collection Point  |
|  | D        | 1                | 3 yd <sup>3</sup> front end waste bin                       | Building C's Collection Point  |
| Organics   | A        | 7                | 360 L semi-automated carts                                  | Building A's Collection Point  |
|  | B        | 11               | 360 L semi-automated carts                                  | Building A & C's Collection Points. Carts will be split between both Collection Points:<br>- Five (5) carts to be collected at Building A's Collection Point.<br>- Six (6) carts to be collected at Building C's Collection Point. |
|  | C        | 8                | 360 L semi-automated carts                                  | Building C's Collection Point.   |
|  | D        | 2                | 360 L semi-automated carts                                  | Building C's Collection Point.   |
| Garbage  | A        | 2                | 3 yd <sup>3</sup> front end waste bin (compaction type bin) | Building A's Collection Point.   |
|  | B        | 3                | 4 yd <sup>3</sup> front end waste bin (compaction type bin) | Building C's Collection Point  |
|  | C        | 2                | 4 yd <sup>3</sup> front end waste bin (compaction type bin) | Building C's Collection Point  |
|  | D        | 1                | 4 yd <sup>3</sup> front end waste bin (uncompacted)         | Building C's Collection Point  |
| <ul style="list-style-type: none"> <li>Each Building's waste storage room will store the above and allow for the repositioning of bins and carts as they reach capacity.</li> <li>All waste will be collected weekly on different collection days for each stream.</li> <li>Buildings A and C will feature smaller sized bins for their through-the-wall chute systems. These will be emptied into the larger bins/carts as necessary by maintenance staff using a cart tipper.</li> </ul> |          |                  |   |  |

## 4.0 Conclusions

From the research completed in preparing this report, Burnside believes that the design of this residential development's (located at 8010-8150 Derry Road West) solid waste management system operates in a safe, functional, and accessible manner, compatible with the Region's residential waste collection system requirements. Furthermore, the system's design provides the flexibility required to address future changes in solid waste management requirements.



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## Appendix A

### Project Statistics

**8010-8150 DERRY ROAD WEST**

Milton, Ontario  
Proposed Residential Development

Project Statistics - Area D - Stacked TH-Reduced Occupant-1.0 & Visitor 20  
May 3, 2023

Project No. 21-011

**1.0 Site Area**

|                                | sq.m      | sq.ft   |
|--------------------------------|-----------|---------|
| 1.1 Net Lot Area               | 22,926.97 | 246,784 |
| 1.2 Total Site Area            | 29,704.70 | 319,739 |
| Future Road Widening Allowance | 1,553.23  | 16,719  |
| Conservation Area              | 5,224.50  | 56,236  |
| Net Lot Area                   | 22,926.97 | 246,784 |

**2.0 GFA**

2.1 Proposed GFA - Residential Condominium Buildings (Total floor area of each floor, exclusive of basement and storage areas.)

| Level                         | Floors | sq.m             | sq.ft          |
|-------------------------------|--------|------------------|----------------|
| <b>BUILDING A - 20 Storey</b> |        |                  |                |
| Level 1                       | 1 x    | 1,040.46         | 11,199         |
| Level 2                       | 1 x    | 409.87           | 4,412          |
| Level 3                       | 1 x    | 934.97           | 10,094         |
| Level 4                       | 1 x    | 962.76           | 10,363         |
| Levels 5 to 15                | 11 x   | 758.19           | 8,161          |
| Levels 16 to 20               | 5 x    | 702.60           | 7,530          |
| <b>Total Building A</b>       |        | <b>14,722.45</b> | <b>158,471</b> |
| <b>BUILDING B - 25 Storey</b> |        |                  |                |
| Level 1                       | 1 x    | 1,436.89         | 15,467         |
| Level 2                       | 1 x    | 1,506.45         | 16,215         |
| Level 3                       | 1 x    | 1,544.31         | 16,623         |
| Level 4                       | 1 x    | 755.26           | 8,137          |
| Levels 5 to 25                | 21 x   | 1,750.00         | 18,812         |
| <b>Total Building B</b>       |        | <b>7,002.91</b>  | <b>74,254</b>  |
| <b>BUILDING C - 14 Storey</b> |        |                  |                |
| Level 1                       | 1 x    | 1,228.24         | 13,199         |
| Level 2                       | 1 x    | 1,200.79         | 12,825         |
| Level 3                       | 1 x    | 1,195.65         | 12,870         |
| Level 4                       | 1 x    | 908.11           | 9,775          |
| Levels 5 to 8                 | 4 x    | 957.54           | 10,327         |
| Levels 9 to 10                | 2 x    | 904.68           | 9,738          |
| Levels 11 to 13               | 3 x    | 957.54           | 10,327         |
| Levels 14                     | 1 x    | 904.68           | 9,738          |
| <b>Total Building C</b>       |        | <b>13,947.61</b> | <b>150,131</b> |

2.2 Total GFA - Residential Condominium Buildings

|  |           |         |
|--|-----------|---------|
|  | 49,672.97 | 535,048 |
|--|-----------|---------|

**2.3 Proposed GFA - 3 Storey Townhouses**

Townhouse - TH-A

|                               |     |        |                 |               |
|-------------------------------|-----|--------|-----------------|---------------|
| 4 Townhouse Units - Type A1/2 | 2 x | 201.88 | 403.76          | 4,346         |
| 2 Townhouse Units - Type B    | 6 x | 169.06 | 1,014.36        | 10,918        |
| <b>Total Building TH-A</b>    |     |        | <b>1,418.11</b> | <b>15,264</b> |

Townhouse - TH-B

|                               |     |        |                 |               |
|-------------------------------|-----|--------|-----------------|---------------|
| 2 Townhouse Units - Type A1/2 | 2 x | 201.88 | 403.76          | 4,346         |
| 6 Townhouse Units - Type B    | 6 x | 169.06 | 1,014.36        | 10,918        |
| <b>Total Building TH-B</b>    |     |        | <b>1,418.11</b> | <b>15,264</b> |

Townhouse - TH-C

|                               |     |        |                 |               |
|-------------------------------|-----|--------|-----------------|---------------|
| 2 Townhouse Units - Type A1/2 | 2 x | 201.88 | 403.76          | 4,346         |
| 6 Townhouse Units - Type B    | 6 x | 169.06 | 1,014.36        | 10,918        |
| <b>Total Building TH-C</b>    |     |        | <b>1,418.11</b> | <b>15,264</b> |

Townhouse - TH-D

|                               |     |        |               |              |
|-------------------------------|-----|--------|---------------|--------------|
| 2 Townhouse Units - Type A1/2 | 2 x | 201.88 | 403.76        | 4,346        |
| 2 Townhouse Units - Type B    | 2 x | 169.06 | 1,014.36      | 10,918       |
| <b>Total Building TH-D</b>    |     |        | <b>741.87</b> | <b>7,885</b> |

Townhouse - TH-E

|                               |     |        |                 |               |
|-------------------------------|-----|--------|-----------------|---------------|
| 4 Townhouse Units - Type A1/2 | 4 x | 201.88 | 807.51          | 8,692         |
| 2 Townhouse Units - Type C    | 2 x | 164.24 | 1,014.36        | 10,918        |
| <b>Total Building TH-E</b>    |     |        | <b>1,335.59</b> | <b>14,228</b> |

2.4 Total GFA - 3 Storey Townhouses

|  |          |        |
|--|----------|--------|
|  | 6,132.20 | 66,006 |
|--|----------|--------|

**2.5 Proposed GFA - 3 Storey Stacked Condominium Townhouses**

Townhouse - TH-3F

|                             |     |        |                 |               |
|-----------------------------|-----|--------|-----------------|---------------|
| Type A - with patio         | 9 x | 84.66  | 761.94          | 8,207         |
| Type B - with roof terrace  | 9 x | 103.66 | 932.94          | 10,042        |
| Type C - with roof terrace  | 9 x | 110.12 | 991.08          | 10,688        |
| <b>Total Building TH-3F</b> |     |        | <b>2,685.96</b> | <b>28,911</b> |

2.6 Total Overall GFA

|  |           |         |
|--|-----------|---------|
|  | 58,491.13 | 629,966 |
|--|-----------|---------|

**3.0 Density**

Total FSI

|           |                 |           |                 |     |      |
|-----------|-----------------|-----------|-----------------|-----|------|
| Total GFA | 58,491.13 sq.m. | Site Area | 22,926.97 sq.m. | FSI | 2.55 |
|-----------|-----------------|-----------|-----------------|-----|------|

Total Units per Hectare - Phase 1 - Building A

|             |     |           |      |          |    |
|-------------|-----|-----------|------|----------|----|
| Total Units | 168 | Site Area | 2.29 | Units/Ha | 73 |
|-------------|-----|-----------|------|----------|----|

Total Units per Hectare - Phase 2 - Building B

|             |     |           |      |          |     |
|-------------|-----|-----------|------|----------|-----|
| Total Units | 202 | Site Area | 2.29 | Units/Ha | 114 |
|-------------|-----|-----------|------|----------|-----|

Total Units per Hectare - Phase 3 - Building C

|             |     |           |      |          |    |
|-------------|-----|-----------|------|----------|----|
| Total Units | 184 | Site Area | 2.29 | Units/Ha | 80 |
|-------------|-----|-----------|------|----------|----|

Total Units per Hectare - Phase 4 - Freehold Townhouses

|             |    |           |      |          |    |
|-------------|----|-----------|------|----------|----|
| Total Units | 34 | Site Area | 2.29 | Units/Ha | 15 |
|-------------|----|-----------|------|----------|----|

Total Units per Hectare - Phase 5 - Stacked Townhouses

|             |    |           |      |          |    |
|-------------|----|-----------|------|----------|----|
| Total Units | 27 | Site Area | 2.29 | Units/Ha | 12 |
|-------------|----|-----------|------|----------|----|

Total Units per Hectare

|             |     |           |      |          |     |
|-------------|-----|-----------|------|----------|-----|
| Total Units | 675 | Site Area | 2.29 | Units/Ha | 295 |
|-------------|-----|-----------|------|----------|-----|

**4.0 Unit Count**

Proposed Condominium Buildings

| Floors                        | 1 BR/ST | 1 BR+D | 2 BR   | 2 BR+DEN | 2L-TH | Units |
|-------------------------------|---------|--------|--------|----------|-------|-------|
| <b>BUILDING A</b>             |         |        |        |          |       |       |
| Level 1                       | 0       | 0      | 0      | 0        | 0     | 7     |
| Level 2                       | 3       | 4      | 2      | 3        | 0     | 12    |
| Level 3                       | 3       | 3      | 2      | 3        | 0     | 11    |
| Level 4                       | 0       | 4      | 2      | 3        | 0     | 9     |
| Levels 5 to 15                | 1       | 3      | 3      | 2        | 0     | 99    |
| Levels 16 to 20               | 0       | 1      | 0      | 5        | 0     | 30    |
| <b>Total Units Building A</b> | 17      | 45     | 35     | 65       | 7     | 168   |
|                               | 10.12%  | 29.17% | 23.21% | 33.33%   | 4.17% | 100%  |
| <b>BUILDING B</b>             |         |        |        |          |       |       |
| Level 1                       | 3       | 1      | 5      | 0        | 0     | 9     |
| Level 2                       | 5       | 4      | 5      | 3        | 0     | 17    |
| Level 3                       | 8       | 4      | 4      | 4        | 0     | 20    |
| Level 4                       | 0       | 2      | 2      | 2        | 0     | 6     |
| Levels 5 to 25                | 1       | 5      | 3      | 1        | 0     | 210   |
| <b>Total Units Building B</b> | 37      | 116    | 79     | 30       | 0     | 262   |
|                               | 14.1%   | 44.3%  | 30.2%  | 11.5%    | 0.0%  | 100%  |
| <b>BUILDING C</b>             |         |        |        |          |       |       |
| Level 1                       | 0       | 0      | 0      | 0        | 9     | 9     |
| Level 2                       | 2       | 4      | 1      | 1        | 0     | 8     |
| Level 3                       | 3       | 11     | 2      | 1        | 0     | 17    |
| Level 4                       | 1       | 3      | 2      | 1        | 0     | 13    |
| Levels 5 to 8                 | 7       | 3      | 1      | 3        | 0     | 56    |
| Levels 9 to 10                | 5       | 5      | 2      | 1        | 0     | 26    |
| Levels 11 to 13               | 7       | 3      | 1      | 3        | 0     | 42    |
| Level 14                      | 5       | 5      | 2      | 1        | 0     | 13    |
| <b>Total Units Building C</b> | 75      | 54     | 18     | 27       | 9     | 184   |
|                               | 41%     | 29%    | 10%    | 15%      | 5%    | 100%  |

4.2 Total Condominium Units

|  |     |     |     |     |    |      |
|--|-----|-----|-----|-----|----|------|
|  | 130 | 219 | 136 | 113 | 16 | 614  |
|  | 21% | 36% | 22% | 18% | 3% | 100% |

**Proposed Townhouse Buildings**

|  |           |
|--|-----------|
| 3 Storey Townhouses w/ Garage          | 34        |
| Building D - 3 Storey Stacked TH Block | 27        |
| <b>Total Townhouse Units</b>           | <b>61</b> |

4.4 Total Overall Units

|  |     |
|--|-----|
|  | 675 |
|--|-----|

**5.0 Vehicular Parking**

Parking - Condominium

|                      | No. of Units | Ratio      | Occupant Spaces | Visitor Spaces | Total Parking Spaces |
|----------------------|--------------|------------|-----------------|----------------|----------------------|
| Residential Parking  | 349          | x1.00/unit | 349             | 0              | 349                  |
| Visitor Parking      | 265          | x1.00/unit | 265             | 123            | 388                  |
| Car Share Parking    | 614          | x0.20/unit | 0               | 1              | 1                    |
| <b>Total Parking</b> |              |            | <b>614</b>      | <b>123</b>     | <b>738</b>           |

Parking - Stacked Townhouses

|                      | No. of Units | Ratio      | Occupant Spaces | Visitor Spaces | Total Parking Spaces |
|----------------------|--------------|------------|-----------------|----------------|----------------------|
| Residential Parking  | 27           | x1.00/unit | 27              | 0              | 27                   |
| Visitor Parking      | 27           | x0.20/unit | 0               | 6              | 6                    |
| <b>Total Parking</b> |              |            | <b>27</b>       | <b>6</b>       | <b>33</b>            |

5.3 Total Parking Required for the Condominium & Building D

|  |     |     |     |
|--|-----|-----|-----|
|  | 641 | 130 | 771 |
|--|-----|-----|-----|

Parking - Townhouses w/ Garage

|  |  |   |   |
|--|--|---|---|
|  |  | 0 | 0 |
|--|--|---|---|

5.4 Residential Parking

|  |    |            |    |   |    |
|--|----|------------|----|---|----|
|  | 34 | x2.00/unit | 68 | 7 | 75 |
|--|----|------------|----|---|----|

5.5 Total Parking Required for the Development

|  |     |     |     |
|--|-----|-----|-----|
|  | 709 | 137 | 846 |
|--|-----|-----|-----|

Accessible Parking Required as per Milton Bylaw 016-2014

|   |           |
|---|-----------|
| Occupant spaces - 2% of the total number of parking spaces when the parking count is between 201-1000 (709 spaces)                  | 14        |
| Visitor spaces - 1 + 3% of the total number of parking spaces when the parking count is between 101-200 parking spaces (137 spaces) | 6         |
| <b>Total Accessible Parking Required</b>  | <b>20</b> |

5.6 Total Proposed Parking Spaces - Condominium Bldgs & Building D

|  |     |     |     |
|--|-----|-----|-----|
|  | 647 | 131 | 778 |
|--|-----|-----|-----|

Proposed Parking Spaces - TH w/ garage

| Level   | Occupant Spaces | Occupant Access | Visitor spaces | Visitor Access | Car Share | Parking Spaces |
|---|-----------------|-----------------|----------------|----------------|-----------|----------------|
| Level P1  | 277             | 8               | 37             | 0              | 0         | 342            |
| Level P2  | 353             | 9               | 0              | 0              | 0         | 362            |
| Level 1 - On-Street Parking                         | 0               | 0               | 8              | 0              | 1         | 9              |
| Level 1 - Surface Parking Lot                       | 0               | 0               | 60             | 6              | 0         | 66             |
| <b>Total Proposed Parking Spaces - TH w/ garage</b> | <b>630</b>      | <b>17</b>       | <b>125</b>     | <b>6</b>       | <b>1</b>  | <b>779</b>     |

5.7 Total Proposed Parking Spaces - TH w/ garage

|  |    |   |   |   |   |    |
|--|----|---|---|---|---|----|
|  | 68 | 0 | 9 | 0 | 0 | 87 |
|--|----|---|---|---|---|----|

5.9 Total Parking Provided

|  |     |    |     |   |   |     |
|--|-----|----|-----|---|---|-----|
|  | 718 | 17 | 134 | 6 | 1 | 876 |
|--|-----|----|-----|---|---|-----|

**6.0 Bicycle Parking**

6.1 Required Bicycle Parking as per Milton Bylaw 063-2019

|                          |            |           |                |
|--------------------------|------------|-----------|----------------|
| Bicycle Parking Required | Short-Term | Long-Term | Parking Spaces |
|                          | 23         | 363       | 386            |

6.2 Proposed Bicycle Parking

| Building                              | Short-Term-GL | Long-Term-GL | Long-Term-P1 | Parking Spaces |
|---------------------------------------|---------------|--------------|--------------|----------------|
| Building "A"                          | 12            | 88           | 24           | 124            |
| Building "B"                          | 14            | 136          | 0            | 150            |
| Building "C"                          | 12            | 62           | 56           | 130            |
| <b>Total Proposed Bicycle Parking</b> | <b>38</b>     | <b>286</b>   | <b>80</b>    | <b>404</b>     |

**7.0 Amenity Area**

7.1 Proposed Indoor Amenity

|                                      | sq.           | sq.ft        |
|--------------------------------------|---------------|--------------|
| Building "A"                         | 178.81        | 1,925        |
| Building "B"                         | 496.23        | 5,341        |
| Building "C"                         | 170.00        | 1,830        |
| <b>Total Proposed Indoor Amenity</b> | <b>845.04</b> | <b>9,096</b> |

7.2 Proposed Outdoor Amenity

|   | sq.m            | sq.ft         |
|---|-----------------|---------------|
| Building "A, B & C" (Outdoor Amenity 2) | 460.28          | 4,954         |
| Building "A, B & C" (Outdoor Amenity 3) | 453.36          | 4,880         |
| Building "A" (Outdoor Amenity 1)        | 81.94           | 882           |
| Central Park                            | 2,500.00        | 26,910        |
| Open Green Space                        | 235.00          | 2,530         |
| <b>Total Proposed Outdoor Amenity</b>   | <b>3,730.58</b> | <b>40,156</b> |

7.3 Total Proposed Indoor & Outdoor Amenity Area

|   |                 |               |
|---|-----------------|---------------|
| Total Proposed Indoor Amenity                           | 845.04          | 9,096         |
| Total Proposed Outdoor Amenity                          | 3,730.58        | 40,156        |
| <b>Total Proposed Indoor &amp; Outdoor Amenity Area</b> | <b>4,575.62</b> | <b>49,252</b> |

**8.0 Lot Coverage**

|                   | %            | sq.m             | sq.ft          |
|-------------------|--------------|------------------|----------------|
| Building Coverage | 30.3         | 6,955.94         | 74,873         |
| Paved Area        | 27.4         | 6,292.00         | 67,727         |
| Landscaped Area   | 42.2         | 9,679.03         | 104,184        |
| <b>Site Area</b>  | <b>100.0</b> | <b>22,926.97</b> | <b>246,784</b> |

**8010-8150 DERRY ROAD WEST**

Milton, Ontario  
Proposed Residential Development

Project Statistics  
April 28, 2023

Project No. 21-011

**1.0 Site Area**



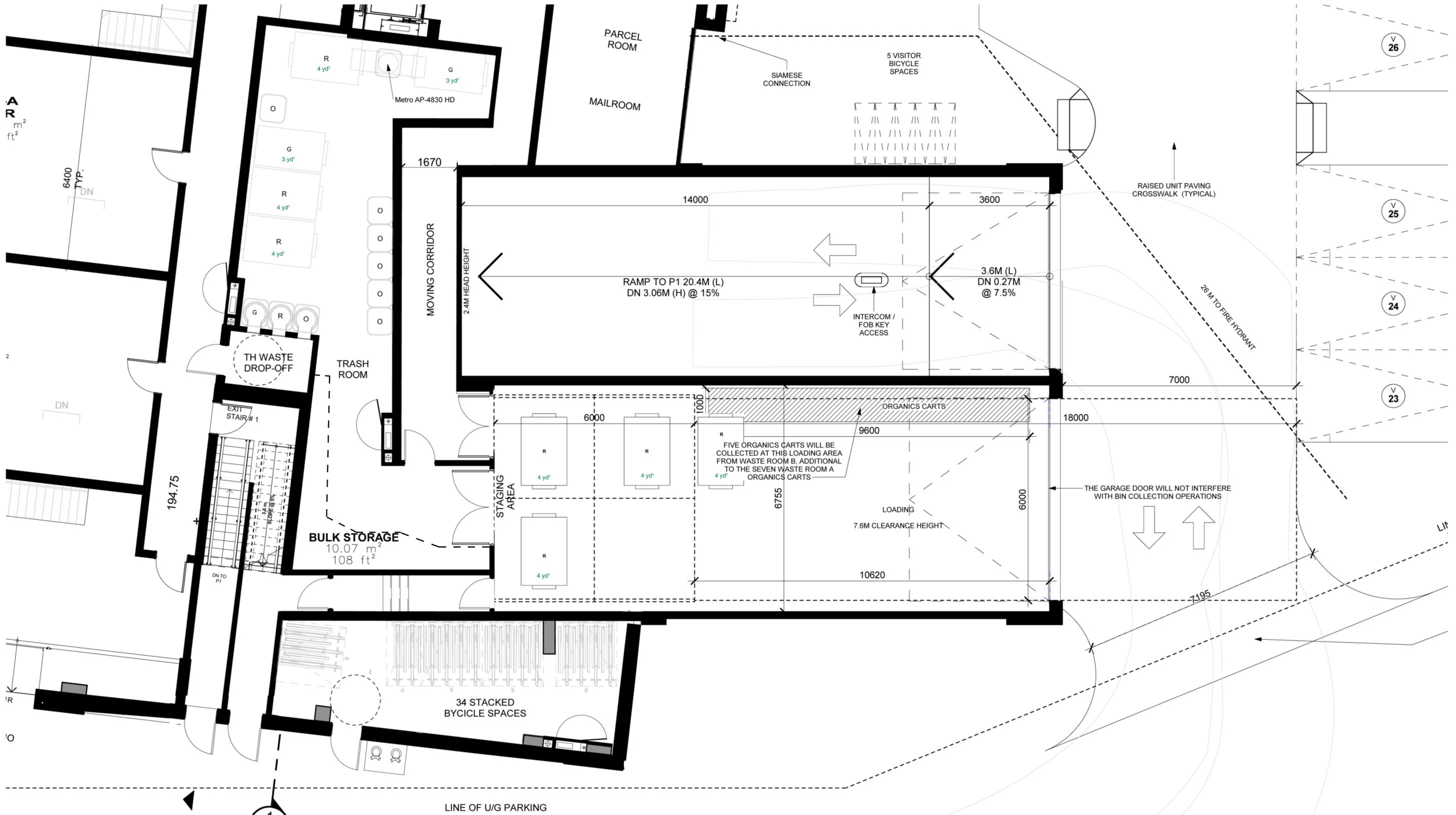
**BURNSIDE**

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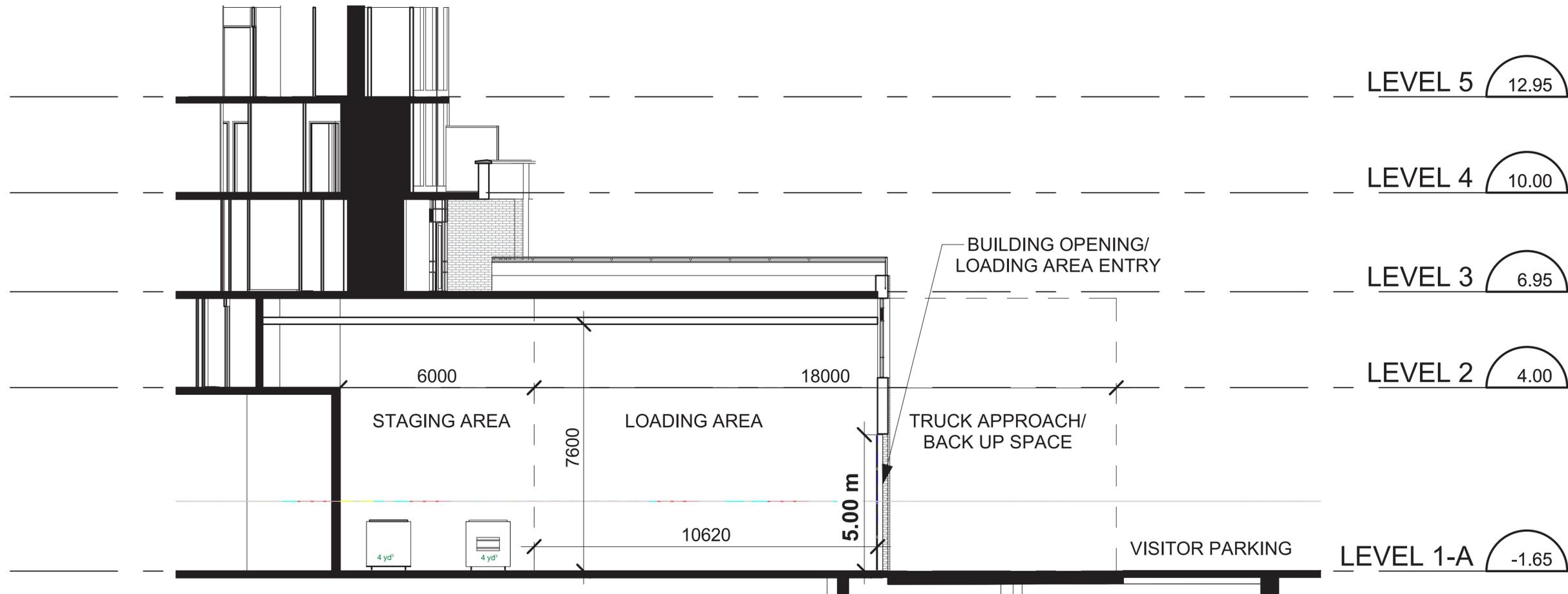
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## Appendix B

### Waste Room and Loading Area Plans



**WASTE MANAGEMENT**



**WASTE MANAGEMENT**

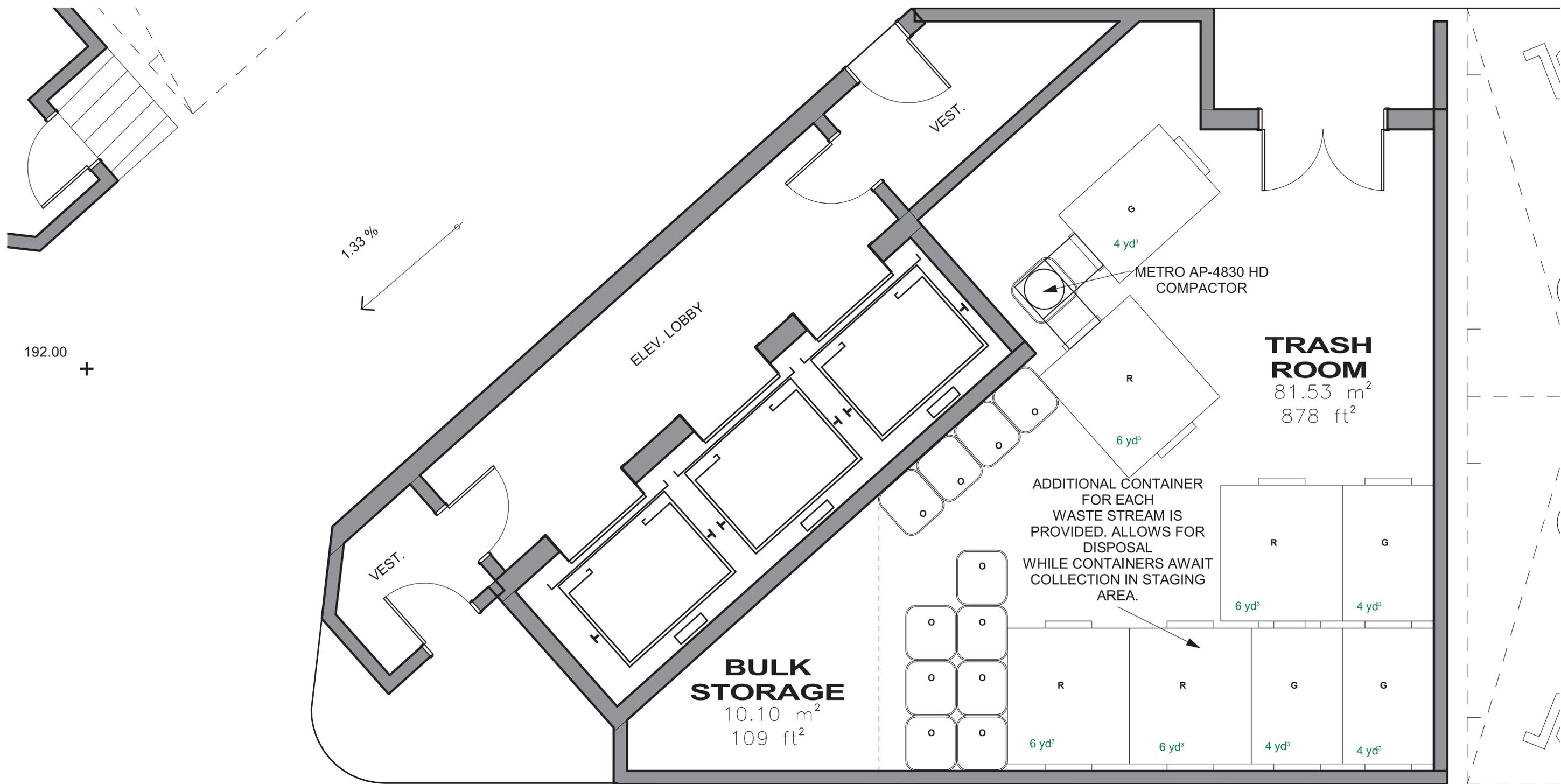
LONGITUDINAL SECTION

2

MAY 02, 2023

**CONNECTT - BUILDING A**

RESIDENTIAL DEVELOPMENT | MILTON, ONTARIO



**WASTE MANAGEMENT**

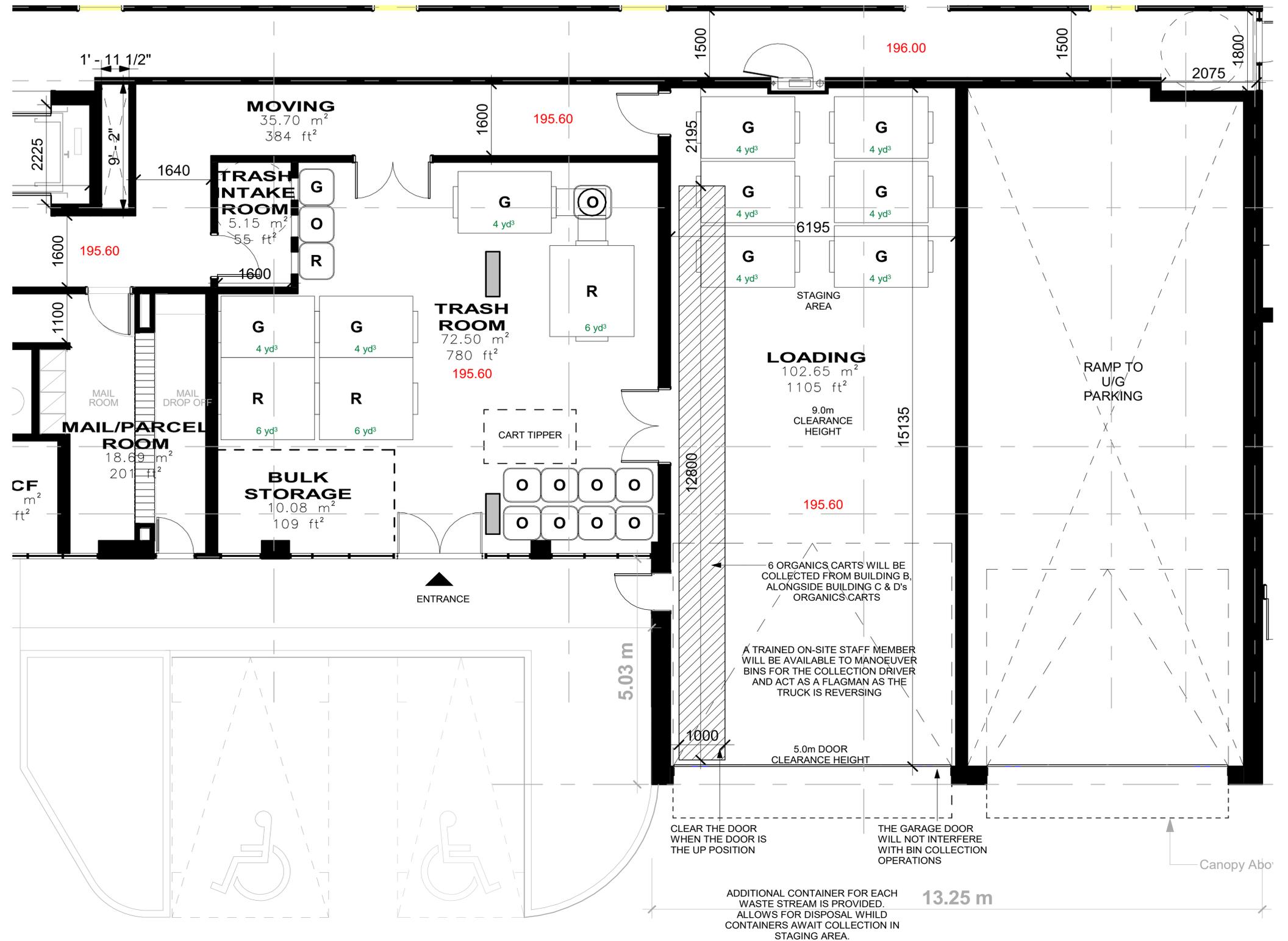
LEVEL P1

3

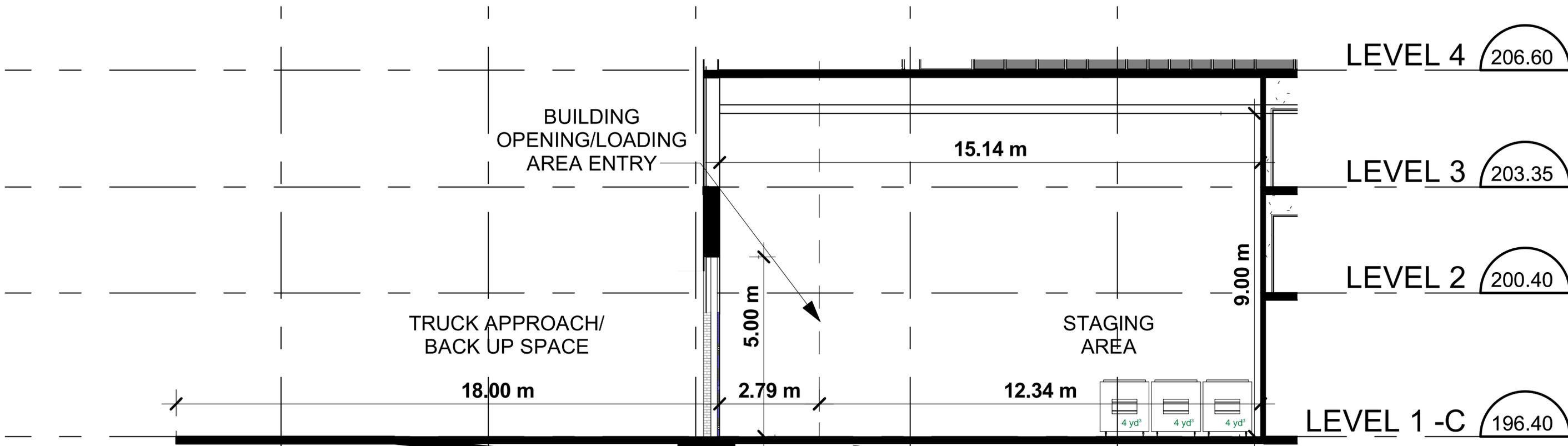
MAY 02, 2023

**CONNECTT - BUILDING B**

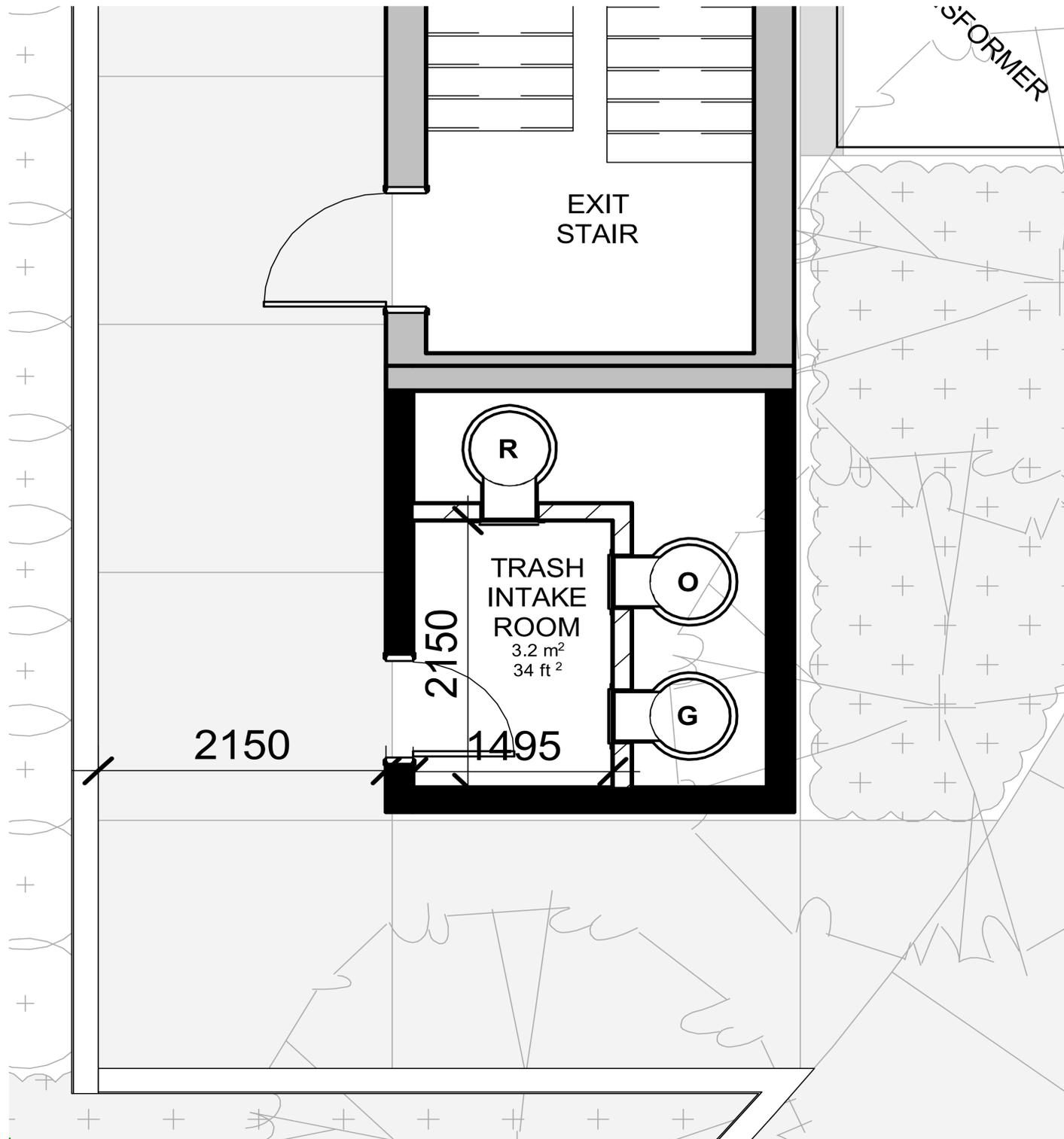
RESIDENTIAL DEVELOPMENT | MILTON, ONTARIO



## WASTE MANAGEMENT

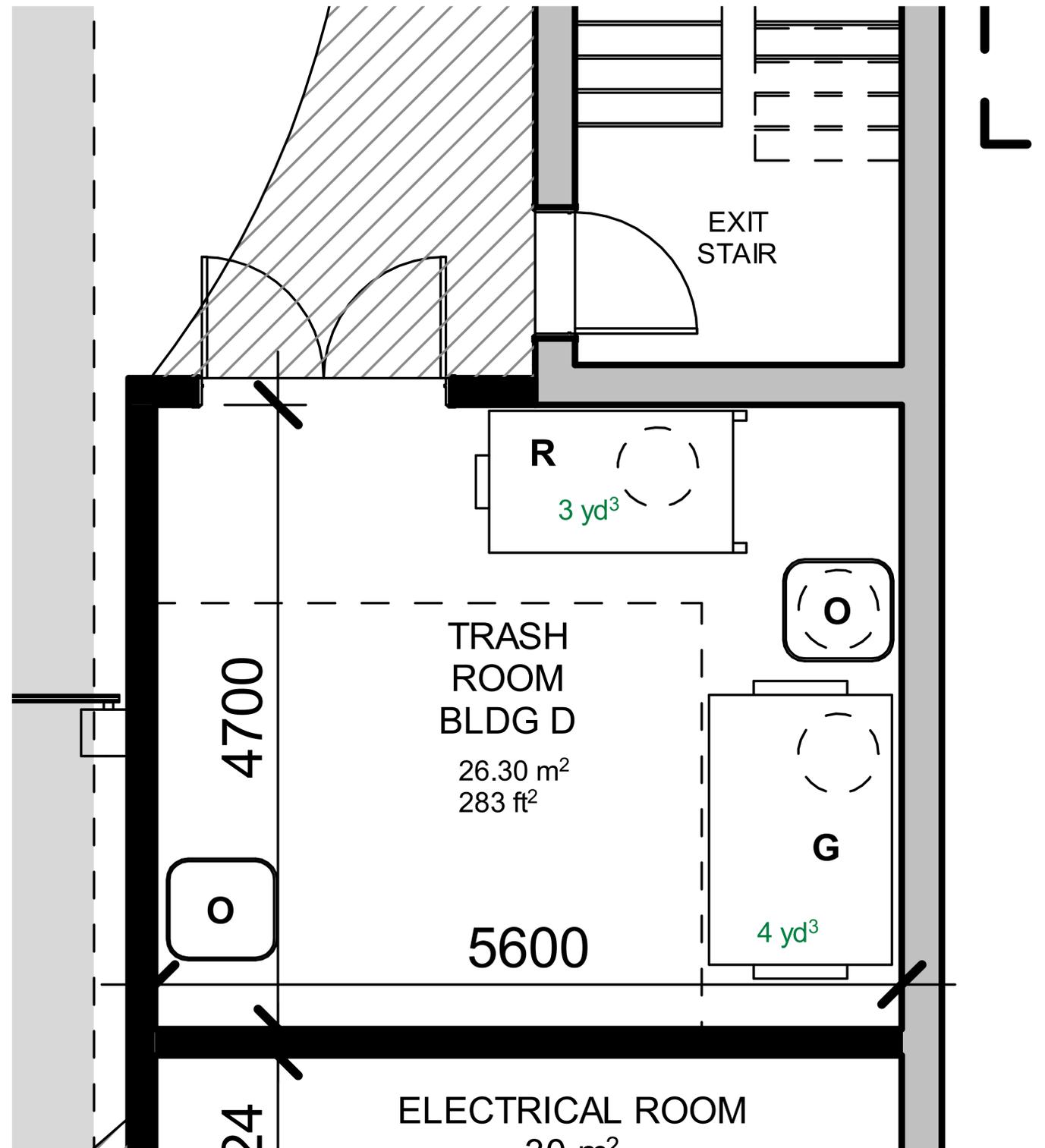


## WASTE MANAGEMENT



TRASH INTAKE ROOM

LEVEL 1



TRASH ROOM

LEVEL P1

6

**WASTE MANAGEMENT**



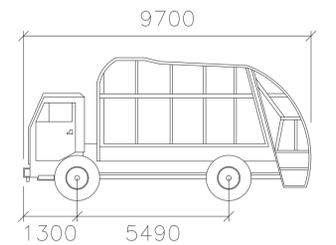
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## Appendix C

### Collection Vehicle Turning Plans



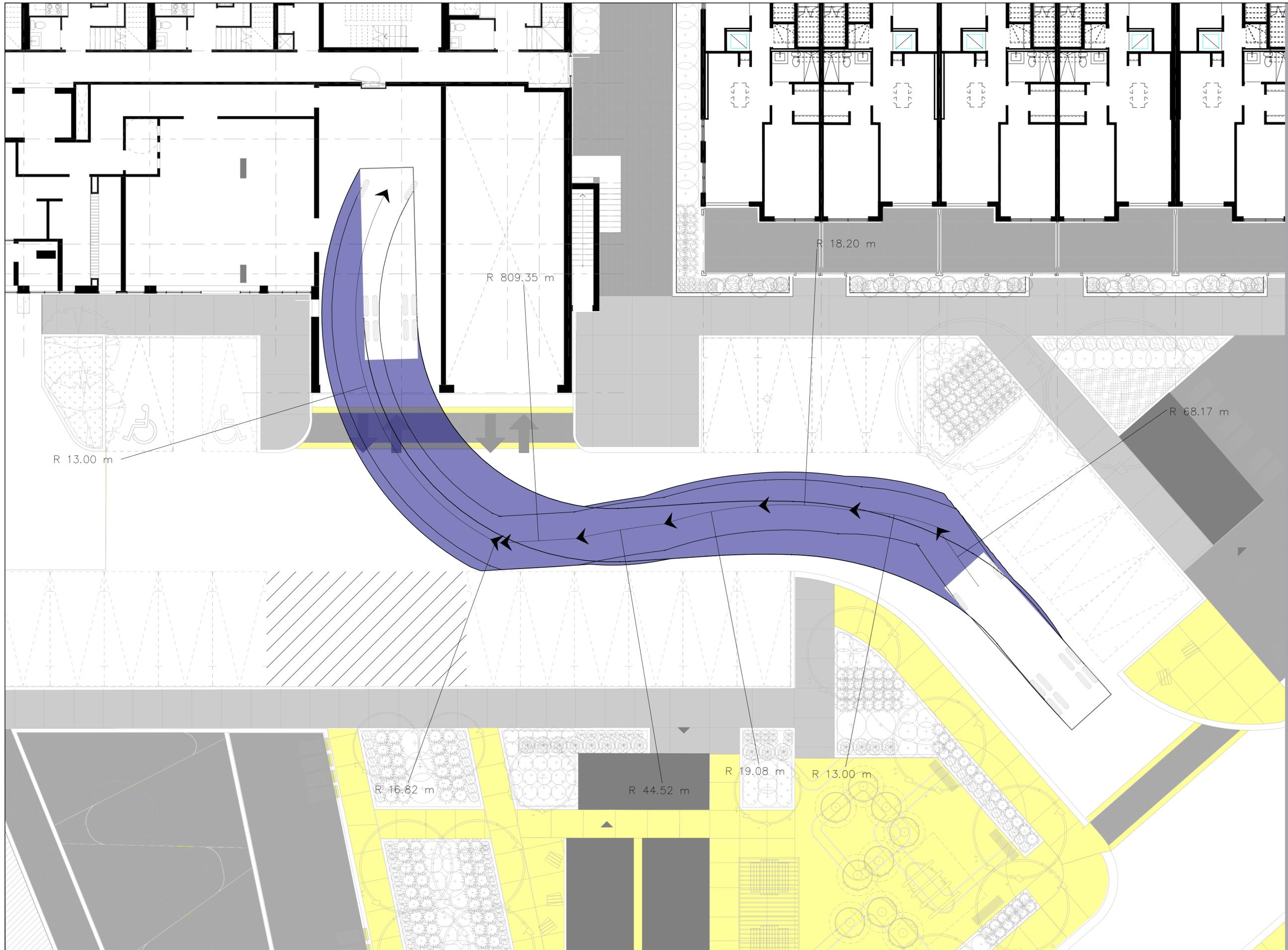
Halton Front Loader  
mm  
Width : 2700  
Track : 2600  
Lock to Lock Time : 6.0  
Steering Angle : 27.2



# CIRCULATION PLAN WASTE COLLECTION TRUCK DERRY ROAD & REGIONAL ROAD 25

Figure CP-1

|             |               |
|-------------|---------------|
| Project No. | 11148698      |
| Date        | July 17, 2020 |



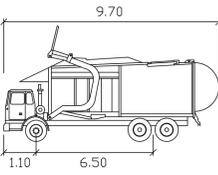
www.ghd.com

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Bar is 25mm on original size sheet  
 0 25mm



Halton-Front-End  
 meters  
 Width : 2.70  
 Track : 2.70  
 Lock to Lock Time : 6.0  
 Steering Angle : 30.0

| No. | Issue            | Checked | W.M | W.M | 4/27/23 | Date |
|-----|------------------|---------|-----|-----|---------|------|
| 1   | First Submission |         |     |     |         |      |

|                 |     |                  |     |
|-----------------|-----|------------------|-----|
| Author          | RA  | Designer         | RA  |
| Drafting Check  | W.M | Design Check     | W.M |
| Project Manager | W.M | Project Director | W.M |

Client  
**BRIARWOOD (MILTON GREEN FIELDS) LTD.**

Project  
**DERRY ROAD AND REGIONAL ROAD 25 RESIDENTIAL DEVELOPMENT**

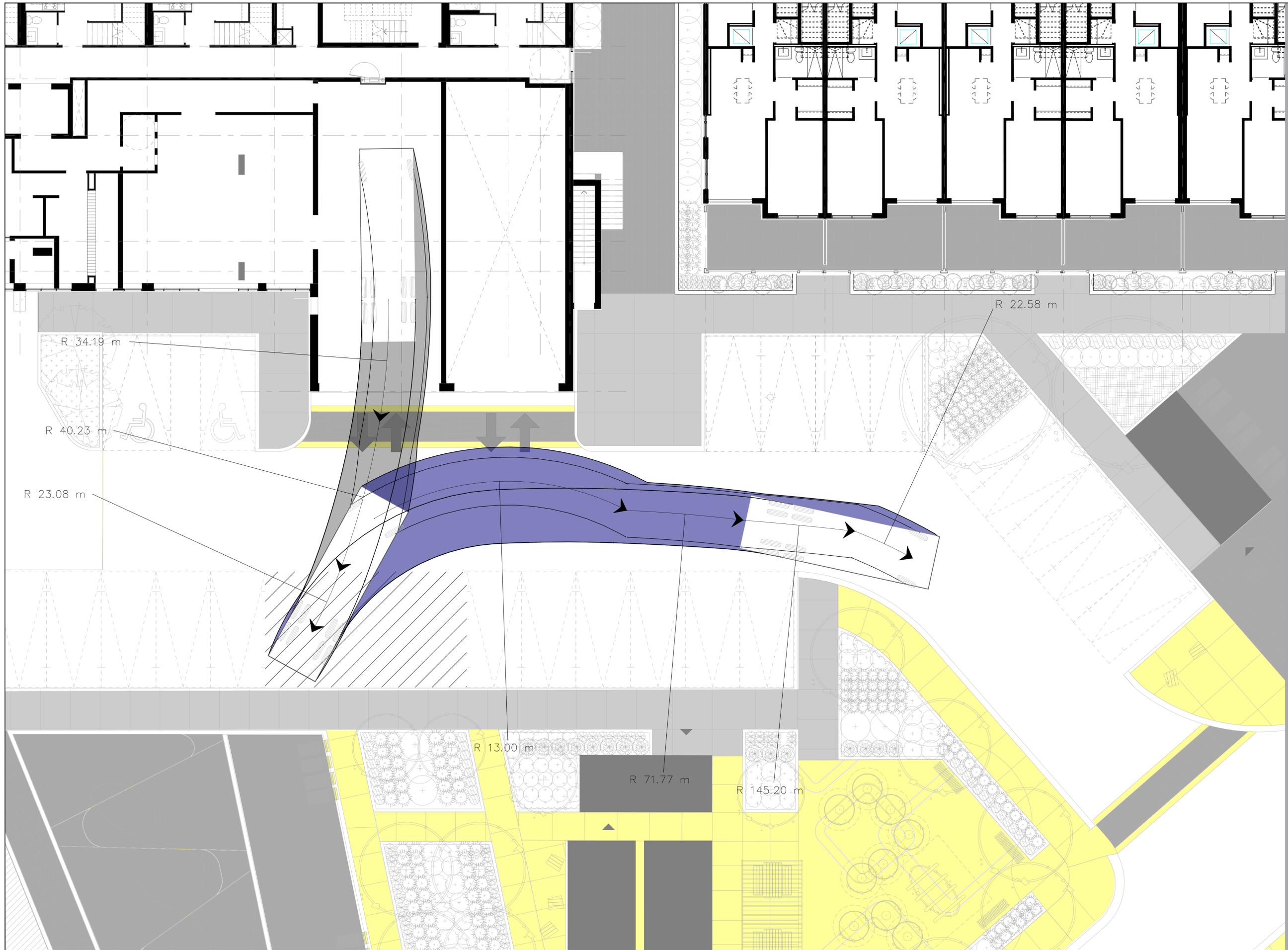
Date April 27, 2023 Scale NTS

Project No. -

Title  
**VEHICLE MANEUVERING DIAGRAM - WASTE COLLECTION (INBOUND)**

Size  
**ANSI D**

Sheet No.  
**AT-101**



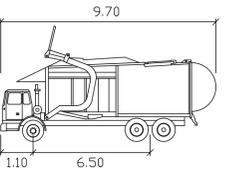
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Bar is 25mm on original size sheet  
0 25mm



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      | 4/27/23 |

Author R.A Designer R.A

Drafting Check W.M Design Check W.M

Project Manager W.M Project Director W.M

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Date April 27, 2023 Scale NTS

Project No. -

Title  
**VEHICLE MANEUVERING DIAGRAM - WASTE COLLECTION (OUTBOUND)**

Size  
ANSI D

Sheet No.  
AT-102

