

# **Waste Management Plan For Proposed Development at 4099 Erin Mills Parkway Mississauga, ON**



PRESENTED TO  
**Queenscorp Group**

AUGUST 8, 2022  
ISSUED FOR USE  
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## APPENDIX SECTIONS

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### APPENDICES

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## **LIMITATIONS OF REPORT**

This report and its contents are intended for the sole use of Queenscorp (Erin Mills) Inc. and their agents. Tetra Tech Canada Inc. (Tetra Tech) does not accept any responsibility for the accuracy of any of the data, the analysis, or the recommendations contained or referenced in the report when the report is used or relied upon by any Party other than Queenscorp Group, or for any Project other than the proposed development at the subject site. Any such unauthorized use of this report is at the sole risk of the user. Use of this document is subject to the Limitations on the Use of this Document attached in the Appendix or Contractual Terms and Conditions executed by both parties.

## 1.0 INTRODUCTION

Tetra Tech Canada Inc. (Tetra Tech) in association with RWDI Air Inc. (RWDI) was retained by Queenscorp (Erin Mills) Inc. (Queenscorp) to prepare a Waste Management Plan (WMP) to support the development at 4099 Erin Mills Parkway in the City of Mississauga, ON. Queenscorp intends to submit applications to amend the City of Mississauga's Official Plan (OPA) and Zoning By-Law (ZBA) to permit a mixed-use development located at the above-noted address.

Approval of these applications will require that the Region's Waste Management staff sign off on a WMP for the development which outlines how the system and infrastructure for the transfer, storage, staging and collection of Blue Box (BB) recyclables and mixed waste will be designed and operated in compliance with Peel's Waste Collection Design Standards Manual, 2020 (WCDSM). In accordance with the Standards Manual, the Region will provide front-end collection of recyclables and garbage subject to the following conditions

- Identified vehicle access and egress routes.
- Minimum turning radius of 13 metres (m) from the centre line of turns in the internal laneways.
- Minimum internal roadway width of 6 m.
- Minimum straight head-on approach to the collection point of 18 m.
- Minimum clear height of 7.5 m from the concrete pad comprising the floor of the collection point which must be clear of sprinkler systems and ducts and should be large enough to accommodate the set-out of the required number of bins without jockeying being required for collection.
- Enough space for the storage of both BB recyclables and garbage bins.

The WMP, outlined herein, presents the calculated waste material quantity and characteristics that are anticipated to be generated from the development and presents a preliminary plan for the storage and collection of the generated waste materials in compliance with the Region's Waste Collection Design Standards.

### 1.1 Summary Description of Proposed Development

The development will consist of a high-density residential development that will ultimately be comprised of five multi-storey buildings housing 591 residential units together with an underground parking facility. The two buildings fronting onto Erin Mills Parkway will contain 411 m<sup>2</sup> and 365 m<sup>2</sup> respectively of commercial space. The complex will also consist of 112 stacked townhouses extending along the southern and eastern parts of the site. The site will be developed in phases starting at the east facing Erin Mills Parkway. The subject WMP has been prepared to account for the solid waste management requirements for the development at full build out.

Development of a WMP at this stage of the land use approvals process is critical in ensuring that the preliminary design of the complex considers all the factors for the effective, safe development of infrastructure and transfer protocols for the management of residential solid waste which will be acceptable to the Region of Peel.

## 1.2 Objectives of the Waste Management Plan

The objectives of the WMP are as follows:

- To calculate the volume of BB recyclables and garbage that will be collected from residences in the complex once developed.
- To determine the number of bins required to provide for the storage and collection of wastes from the building.
- To calculate the quantity and composition of waste materials typically generated from commercial uses.
- To develop a plan, with an accompanying drawing in CAD format, for the receipt, transfer, set out and collection of wastes that provides for the efficient and effective storage, transfer and transport of these materials on each collection day. The drawing, in Appendix A to this report, illustrate the storage, set out and collection of BB recyclables and garbage at the ground floor facility together with the routing for the collection vehicle including direction and turning radii.

The quantity of waste material, in kg/hh/year, was obtained from the Region of Peel's Waste Management Department. Data on the composition of the waste generated from multi-residential households was obtained from Continuous Improvement Fund (CIF) Project No.872: "Multi-Residential Audits & Superintendent Training, City of Toronto, 2016". These data were used to calculate anticipated volumetric requirements for the storage of generated materials, as well as the requirements for set out prior to collection.

## 2.0 MATERIAL QUANTITIES, COMPOSITION AND VOLUME

As a first step in the design of the WMP for the development, the quantity of waste materials generated from the residential suites was calculated for BB recyclables and mixed waste. The Region does not require the collection of source separated organics (SSO) from multi residential developments. Our volumetric calculations, therefore, have been completed for just the BB recyclables and mixed waste (garbage) streams. The garbage stream can be compacted which significantly reduces the volume of these materials and, therefore, the number of bins needed for storage, transfer, and collection.

### 2.1 Material Quantities and Composition

The proposed development will create a high-density, residential community comprised of condominium, apartment residences. The quantity of waste generated by each household in a high-density multi-residential community has been identified by the Region in the most-recent year of its annual waste-generation monitoring program (2021) to be 681 kg/hh.

The Region's data has been broken down into total BB recyclables (fibers, containers, etc.) and mixed waste (garbage with co-mingled organics). Over the 10-year period provided by the Region's data, the composition of the materials has been comprised of about 20% BB recyclables and 80% mixed waste including organics. For the purposes of this Plan, we have projected that the diversion of recyclables from the waste stream will increase to 30%.

According to subsection 3.5 (c) of Peel's By-Law to regulate the collection of waste (By-Law 35-2015) the Region collects mixed waste twice per week from multi-residential complexes on the scheduled collection days and according to subsection 3.6 (a) BB recyclables are collected on a weekly basis. The amount of each material type that would be generated on a weekly basis from each apartment suite or household (hh) in the development was determined by multiplying the annual total (in kg.) by the projected % composition and dividing that by 52 weeks.

The calculations are as follows:

- BB recyclables,  $(681 \times 0.30)/52 =$  4 kg /hh/weekly collection.
- Mixed waste,  $(681 \times 0.70)/52 =$  9.2 kg/hh/weekly or about 5 kg / hh per twice-weekly collection.

The quantity of recyclables and mixed waste generated per collection day from each of the buildings is as follows:

**Building A:**

- BB recyclables: 4 kg/hh/week x 197 hh = 788 kg/weekly collection.
- Mixed waste: 5 kg/hh/collection x 197 hh = 985 kg/ twice-weekly collection.

**Building B:**

- BB recyclables: 4 kg/hh/week x 142 hh = 568 kg/weekly collection.
- Mixed waste: 5 kg/hh/collection x 142 hh = 710 kg/twice-weekly collection.

**Building C:**

- BB recyclables: 4 kg/hh/week x 80 hh = 320 kg/weekly collection.
- Mixed waste: 5 kg/hh/collection x 80 hh = 400 kg/twice-weekly collection.

**Building D:**

- BB recyclables: 4 kg/hh/week x 95 hh = 380 kg/weekly collection.
- Mixed waste: 5 kg/hh/collection x 95 hh = 475 kg/twice-weekly collection.

**Building E:**

- BB recyclables: 4 kg/hh/week x 77 hh = 308 kg/weekly collection.
- Mixed waste: 5 kg/hh/collection x 77 hh = 385 kg/twice-weekly collection.

**Stacked Townhouses:**

- BB recyclables: 4 kg/hh/week x 112 hh = 448 kg/weekly collection.
- Mixed waste: 5 kg/hh/collection x 112 hh = 560 kg/twice-weekly collection.

These calculations have been used in the volumetric analyses provided in the following section of this plan.

## 2.2 Material Volume Calculations

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The volume requirements for BB recyclables and mixed waste were determined by dividing the weekly amount for recyclables by a density factor for these materials of 70 kg/m<sup>3</sup> and the twice-weekly amount for mixed waste by an uncompacted density factor of 130 kg/m<sup>3</sup> then multiplying by 1,000 to generate a volume in litres (L) then dividing this value by 765 to convert it to cubic yards (yd). Since recyclables and garbage collection will be provided by way of front-end loaders, bins are the container of choice for the development. The size of front-end loaded containers is typically expressed as “cubic yards” or “yd”. The density factors are based on recently published data. After having calculated the storage requirements for mixed waste, we concluded that compaction would not be required.

The calculations are as follows:

**Building A:**

- BB recyclables:  $(788/70) \times 1,000/765 = 15 \text{ yd}^3$  /weekly collection which requires four, 4-yd bins.
- Uncompacted mixed waste:  $(985/130) \times 1000/765 = 10 \text{ yd}^3$  /twice weekly collection which requires three, 4-yd bins.

**Building B:**

- BB recyclables:  $(568/70) \times 1,000/765 = 11 \text{ yd}^3$  /weekly collection which requires three, 4-yd bins.
- Uncompacted mixed waste:  $(710/130) \times 1000/765 = 7 \text{ yd}^3$  /twice weekly collection which requires two, 4-yd bins.

**Building C:**

- BB recyclables:  $(320/70) \times 1,000/765 = 6 \text{ yd}^3$  /weekly collection which requires two, 3-yd bins.
- Uncompacted mixed waste:  $(400/130) \times 1000/765 = 4 \text{ yd}^3$  /twice weekly collection which requires one, 4-yd bins.

**Building D:**

- BB recyclables:  $(380/70) \times 1,000/765 = 7 \text{ yd}^3$  /weekly collection which requires two, 4-yd bins.
- Uncompacted mixed waste:  $(475/130) \times 1000/765 = 5 \text{ yd}^3$  /twice weekly collection which requires two, 3-yd bins.

**Building E:**

- BB recyclables:  $(308/70) \times 1,000/765 = 6 \text{ yd}^3$  /weekly collection which requires two, 3-yd bins.
- Uncompacted mixed waste:  $(385/130) \times 1000/765 = 4 \text{ yd}^3$  /twice weekly collection which requires one, 4-yd bins.

**Stacked Townhouses:**

- BB recyclables:  $(448/70) \times 1,000/765 = 9 \text{ yd}^3$  /weekly collection which requires three, 4-yd bins.
- Uncompacted mixed waste:  $(560/130) \times 1000/765 = 6 \text{ yd}^3$  /twice weekly collection which requires three, 3-yd bins.

Space has also been identified in each waste room to accommodate for the storage of bulky or oversize items.

## 3.0 MATERIAL HANDLING-DESIGN CONSIDERATIONS

The waste material handling for the proposed development was evaluated based on the material volume calculations outlined in Section 2.2 of this report as well as the associated requirements set forth in the Region's WCDSM.

### 3.1 Applicable Waste Collection Standards

The design standards applicable to the subject development are outlined in Section 4 of the Region's input to the initial meeting with the Equity and as summarized in section 1 of this report. In addition, **Section 4** of the WCDSM, which applies to multi-residential complexes, states that:



- Solid waste from the apartments will be collected in dedicated room(s) and transferred to a designated garbage staging, loading and pickup area.
- BB recyclables will not be compacted after having been received via the materials chutes.
- Separate chutes will be provided for BB recyclables and garbage unless a single chute can be equipped with an automated mechanical separation system to direct materials into respective front-end bins. These materials will be received in front-end bins in the dedicated “garbage” room located on Level 1 in each tower of the development.
- A concealed collection area will be provided on the development property which will be designed and constructed in compliance with the following requirements:
  - A minimum width of 3 m for each front-end bin is required and a minimum depth of 3 m is required for 4 and 6 cubic yard bins.
  - A minimum of 10 m<sup>2</sup> is required for the set out of bulky items.

## 3.2 Material Staging and Collection

### 3.2.1 Staging

Each of the apartment suites will dispose of their BB recyclables and garbage via a chute-based system. As the materials are received in the garbage room, located on the Ground Level of each building, they will be directed to either the recycling or mixed waste front-end bins. There is sufficient space provided for the storage of recyclables and uncompacted mixed waste between collections. The calculation of the number of bins needed in each building to store compacted mixed waste was not undertaken. However, should Queenscorp decide to include this process in the waste management system for each building, there would be more than enough space provided in the both the storage and staging/collection facilities. The bins will be moved to the storage/staging area in the garbage room as required between collection days. On each collection day, the bins will be transported, by building management staff, from the staging area to the collection area (refer to Figure 1 in Appendix A “Waste Materials Storage and Collection Plan”).

The waste materials from the residences will be placed at the designated waste collection concrete pads as identified on the attached Plan (Figure 1, Appendix A) before 7:30 a.m. on the designated waste collection day. Waste materials will be set out in the staging area where the bins will have to be jockeyed for collection. The staging area identified on the attached Collection Plan provides enough space for the bins as well as room for jockeying the bins into position for collection. There is also enough space to accommodate the 10 m<sup>2</sup> area needed to set out bulky items as required by the Region for collection on a Thursday as required.

Residents in the stacked townhouses will carry their waste materials for placement in the designated bin located in one of the storage rooms located in the Level 1 parking facility. Upon full buildout of this part of the development complex, residents would go to the closest storage room to their townhouse. Building maintenance personnel would then transfer the bins to the respective Ground Level staging/collection facility.

Bulky or oversize materials will be transferred to the respective storage room by residents in the multi-storey buildings where maintenance staff will transfer the materials to the storage area in each building. Residents of the stacked townhouses will place their bulky items in the closest storage area to their residence where building maintenance personnel will transfer these materials to the respective ground floor staging/collection facility.

### 3.2.2 Collection

The routing of the collection vehicle has been depicted on Figure 1, in Appendix A to the Plan. Once the “phase 1” component of the development is completed, the collection would enter this eastern portion of the site from Erin Mills Parkway to the 2 staging/collection facilities and then exist the area onto Folkway Drive. The routing for the collection vehicle upon full buildout of the development is depicted on Figure 1, Appendix A. The vehicle will enter the site from Folkway Drive and proceed along the internal roadway to service each of the 5 collection facilities and then exit back onto Folkway Drive. A similar pattern would be followed for the collection of bulky items.

## 4.0 CONCLUSIONS

The subject Waste Management Plan supports the conclusion that the development at 4099 Erin Mills Parkway, as proposed, will provide enough space for the storage, staging and collection of Blue Box recyclables and uncompacted mixed waste from the residential suites. The Plan has not accommodated for the management of SSO from the residential suites since the Region does not require this for multi-unit residential developments.

## 5.0 CLOSURE

We trust this Waste Management Plan meets your present requirements. If you have any questions or comments, please contact the undersigned.

Respectfully submitted,  
Tetra Tech Canada Inc.

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## APPENDIX A

### RECYCLABLES AND MIXED WASTE STORAGE AND COLLECTION PLAN








Figure 1      Waste Materials Storage and Collection Plan

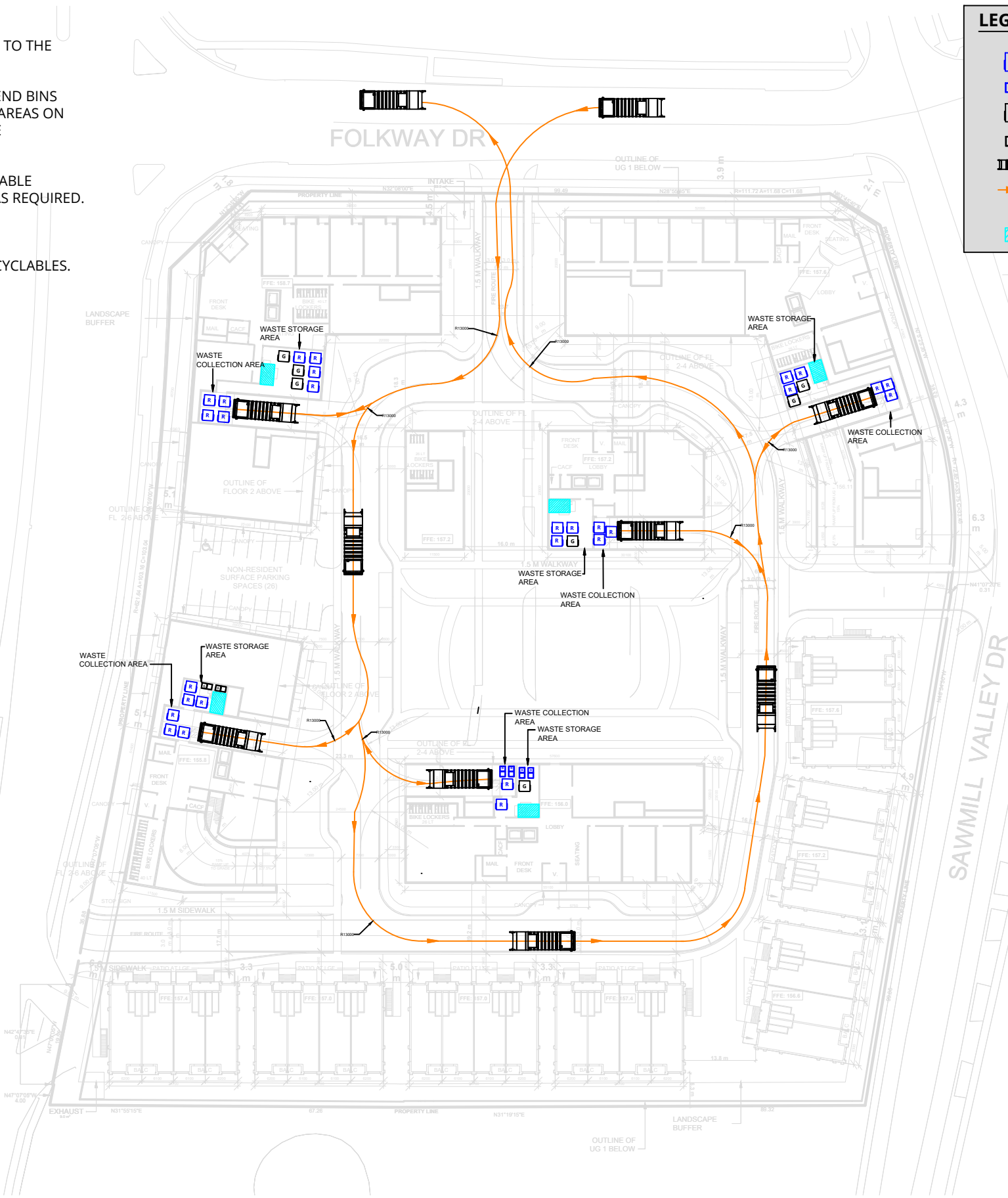
Figure 2      Waste Materials Storage Plan

Note:

1. RESIDENTS TO BE RESPONSIBLE FOR TRANSPORTING WASTE MATERIALS TO THE DESIGNATED WASTE CHUTE OR WASTE STORAGE AREA AS REQUIRED.
2. PROPERTY MANAGEMENT TO BE RESPONSIBLE FOR JOCKEYING FRONT-END BINS FROM THE WASTE STORAGE ROOMS TO THE DESIGNATED COLLECTION AREAS ON COLLECTION DAY. UPON COLLECTION, PROPERTY MANAGEMENT TO BE RESPONSIBLE FOR RETURNING BINS TO ORIGINAL LOCATION.
3. PROPERTY MANAGEMENT TO BE RESPONSIBLE FOR MONITORING AVAILABLE CAPACITY WITHIN RESPECTIVE FRONT-END BINS AND REPLACING BINS AS REQUIRED.
4. RECYCLABLES TO BE COLLECTED WEEKLY.
5. GARBAGE TO BE COLLECTED TWICE-WEEKLY, ON SEPARATE DAYS AS RECYCLABLES.
6. BULKY ITEMS TO BE COLLECTED AS REQUIRED.

LEGEND:

-  4-CUBIC YARD FRONT-END BIN - RECYCLABLES
-  3-CUBIC YARD FRONT-END BIN - RECYCLABLES
-  4-CUBIC YARD FRONT-END BIN - GARBAGE
-  3-CUBIC YARD FRONT-END BIN - GARBAGE
-  COLLECTION VEHICLE
-  PROPOSED COLLECTION ROUTE AND DIRECTION OF TRAVEL
-  BULKY ITEM STORAGE (MIN. 10 m²)



**Waste Materials Storage and Collection Plan**  
Solid Waste Management Plan  
4099 Erin Mills Parkway Development

The Queenscorp Group

Note:

1. Base plan provided by Turner Fleischer Architects Inc. (2022).



Drawn by: AUV

Figure: 1

Approx. Scale:

1:950

Date Revised:

Aug. 2, 2022

Project #2203667



- Note:**
- 1. RESIDENTS TO BE RESPONSIBLE FOR TRANSPORTING WASTE MATERIALS TO THE DESIGNATED WASTE STORAGE AREA AS REQUIRED.
  - 2. PROPERTY MANAGEMENT TO BE RESPONSIBLE FOR JOCKEYING FRONT-END BINS FROM THE WASTE STORAGE ROOMS TO THE DESIGNATED COLLECTION AREAS ON COLLECTION DAY. UPON COLLECTION, PROPERTY MANAGEMENT TO BE RESPONSIBLE FOR RETURNING BINS TO ORIGINAL LOCATION.
  - 3. PROPERTY MANAGEMENT TO BE RESPONSIBLE FOR MONITORING AVAILABLE CAPACITY WITHIN RESPECTIVE FRONT-END BINS AND REPLACING BINS AS REQUIRED.
  - 4. RECYCLABLES TO BE COLLECTED WEEKLY.
  - 5. GARBAGE TO BE COLLECTED TWICE-WEEKLY, ON SEPARATE DAYS AS RECYCLABLES.
  - 6. BULKY ITEMS TO BE COLLECTED AS REQUIRED.



**Waste Materials Storage Plan**  
Solid Waste Management Plan  
Underground Level 1 - Stacked Townhouses - 4099 Erin Mills Parkway Development

The Queenscorp Group

- Note:**
- 1. Base plan provided by Turner Fleischer Architects Inc. (2022).



Drawn by: AUV	Figure: 2
Approx. Scale: 1:600	
Date Revised: Jul. 25, 2022	

Project #2203667



## APPENDIX B

### LIMITATIONS ON THE USE OF THIS DOCUMENT

# LIMITATIONS ON USE OF THIS DOCUMENT

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