

1303 Lakeshore Road East, Mississauga ON

# Waste Management Plan



Prepared for 1303 Lakeshore Road East Ltd. Partnership  
by High Street Capital Partners,  
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## Introduction

The purpose of this report is to outline a Waste Management Plan that will be in place to facilitate the waste management and waste reduction of the proposed apartment building at 1303 Lakeshore Road East. The proposed apartment building will comply with the requirements set out in the Region of Peel's Waste Collection Design Standards Manual (WCDSM) to ensure that safe and efficient waste collection services can be provided. The submission of the enclosed Waste Management Plan ensures collection services are considered early in the design and development application process. This plan shall illustrate that adequate storage for waste materials is accommodated on site, property space for collection vehicles access and that residents will have convenient and efficient access to waste management services.

## Description of the proposed development

The development proposal seeks to demolish the existing 2-storey commercial motel and construct a ten (10) storey stepped back residential building, containing 153 residential units. The proposed design will create a more aesthetically pleasing streetscape for Lakeshore Road East and Fergus Avenue, by re-developing underutilized land.

A brief outline of the proposed site statistics is as follows:

ITEM	PROPOSED
Minimum Lot Area	3,170 sqm
Minimum Lot Frontage along Lakeshore Road East	35 metres
Floor Space Index	4.2
Maximum Exterior Side Yard	4.0 metres
Maximum Interior Side Yard	3.25 metres
Maximum Rear Yard	29 metres
Maximum Height	10 storeys/ 34 metres

Parking is to be provided via 3 floors of underground parking. The following table summarizes the composition of units and projected population increase.

Unit Typology	Range of Unit GFA	# of Units	Projected Population Increase
Studio	40-42 square metres	6 units	10 persons
1 bedroom	55-59 square metres	76 units	122 persons
2 bedroom	66-93 square metres	53 units	85-159 persons
3 bedroom	95-111 square metres	18 units	54 persons
Total		153 units	271-345 persons

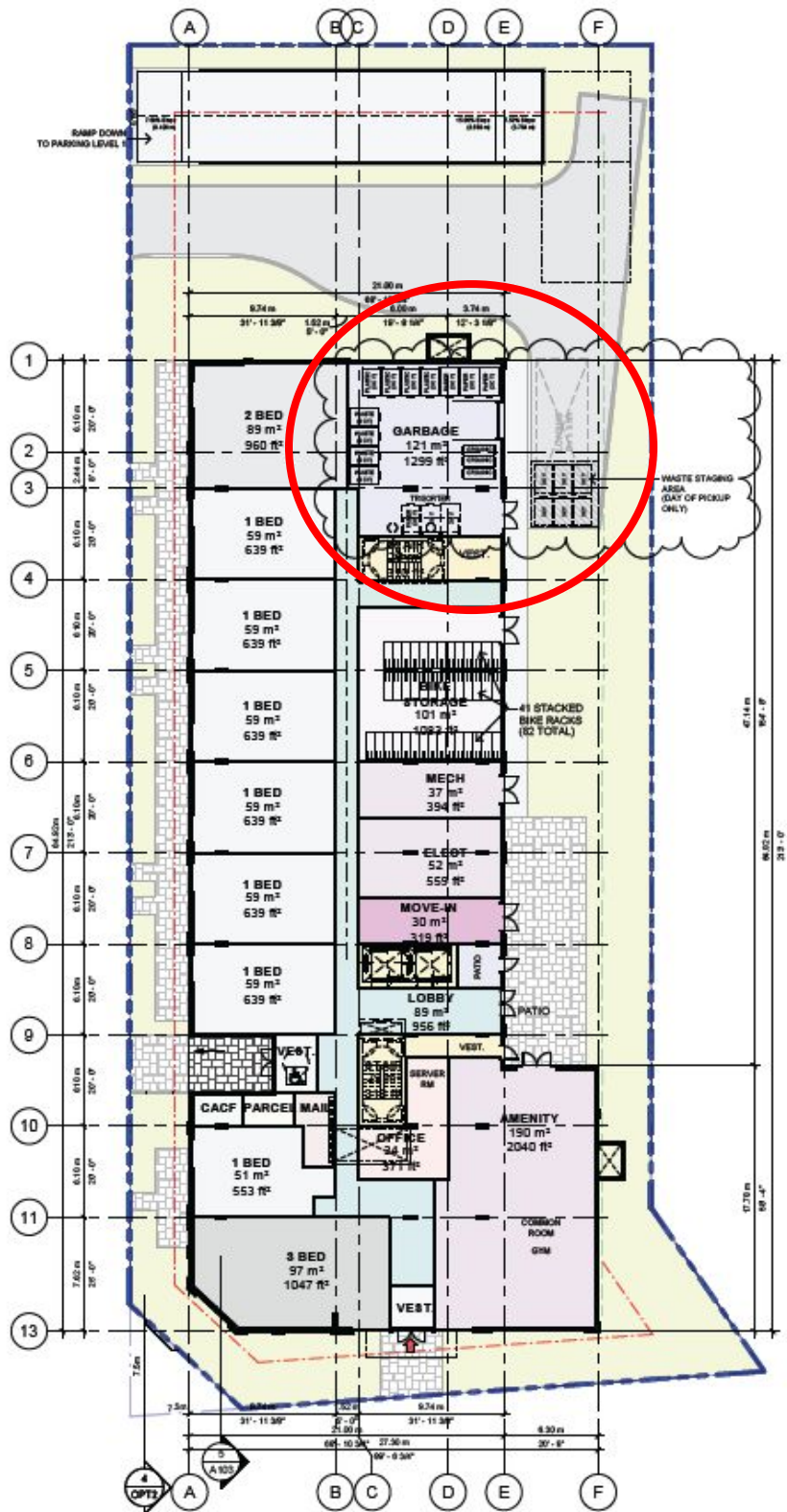
## Location of Waste Material Storage

The location of the Waste Management Room has been revised to the north-east corner of the building. This change was done to reduce the distance travelled for the loading trucks, increase the proximity of the waste management room to the stairwell for easy access to residents.

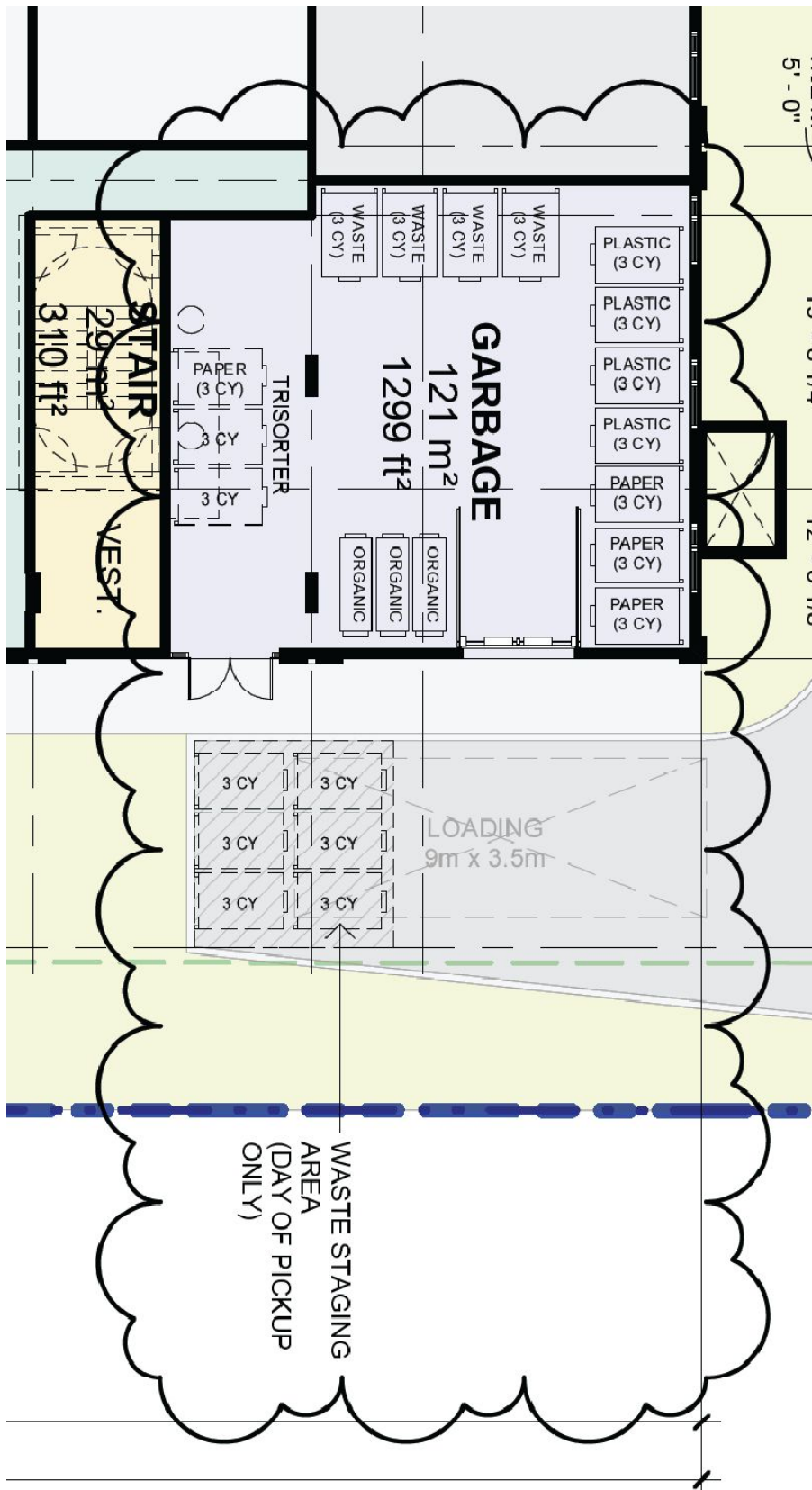
In total, the size of the room is 121 sqm, 1,299 sqft. The room has sliding doors to make for convenient access to/from the loading trucks. In total, 8 bins will be provided. Five (360 L) bins and three (120L) bins will be situated to the north of the room for easy access for residents. The 360 L bins will serve for recycling, with 3 of the containers being devoted to plastic and 2 containers for cardboard only.

In accordance with Peel standard recycling will not be compacted. Room will be level with less than 2% slope. Outside the collection point, a clearance of 4.4m from the top of the access room will be provided.

All design standards in accordance with Section 4.1 (Garbage and Recycling Receptacle Requirements for Residential Complexes) will be adhered to.



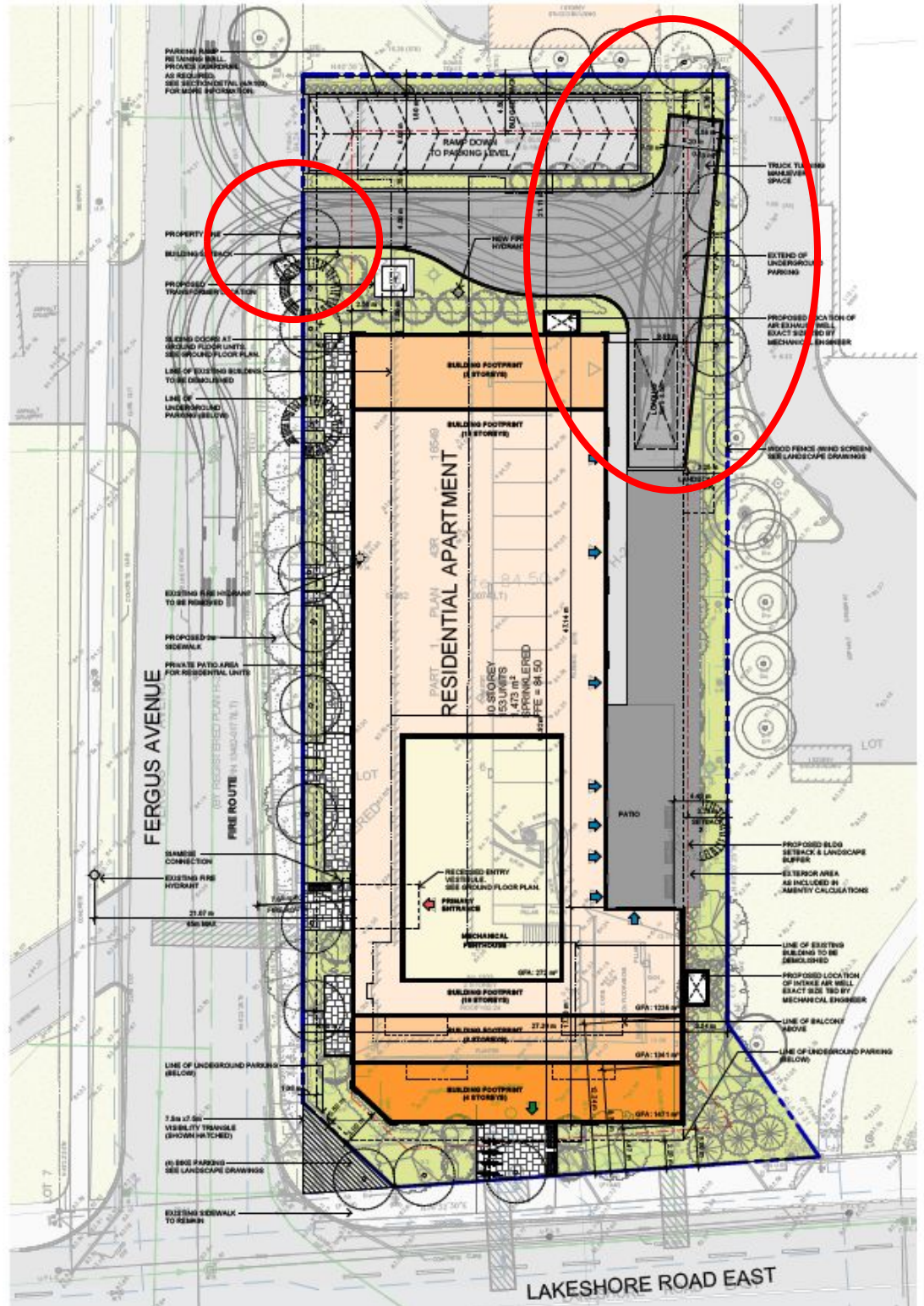
Enlarged view of the waste management bins as well as the loading bay door.





## Vehicle Maneuvering & Turning Radii

As mentioned previously, the waste management room has been relocated to the north west of the building to reduce the distance needed to be travelled by any trucks. All at-grade roadways will be used exclusively for waste management vehicles. All previous visitor parking has been reduced to the underground parking garage. The site has been designed to allow adequate maneuvering on site for proper turnaround on site and not require vehicles to backup on to Fergus Avenue. The distance needed for reverse has also been greatly reduced from the initial site design.



## Conclusion

The development team is committed to reducing waste on site and in our landfills. The proposed apartment development will comply with the requirements set out in the Region of Peel's Waste Collection Design Standards Manual (WCDSM) to ensure that safe and efficient waste collection services can be provided. All design standards in accordance with Section 4.1 (Garbage and Recycling Receptable Requirements for Residential Complexes) will be adhered to.