



# WASTE MANAGEMENT PLAN

**128 Lakeshore Road East**  
Mississauga, Ontario

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# TABLE OF CONTENTS

EXECUTIVE SUMMARY ..... 1

INTRODUCTION..... 2

PROJECT COMPONENTS..... 2

RESIDENTIAL WASTE MANAGEMENT ..... 3

GENERATION ESTIMATES ..... 3

WASTE HANDLING SYSTEM ..... 3

COMMERCIAL WASTE MANAGEMENT ..... 5

GENERATION ESTIMATES ..... 5

WASTE HANDLING SYSTEM ..... 6

APPENDIX 1.1 SITE PLAN..... 7

APPENDIX 1.2 RESIDENTIAL WASTE ROOM LAYOUT ..... 8

APPENDIX 1.3 BULK ROOM AND BIN STAGING LAYOUT ..... 9

APPENDIX 1.4 COMMERCIAL WASTE STORAGE LAYOUT ..... 10

# EXECUTIVE SUMMARY

Cini-Little International, Inc. has been retained by 128 Lakeshore Developments Inc. to investigate waste handling alternatives for 128 Lakeshore Road East, a residential development located in Mississauga, Ontario.

The development is a residential and commercial complex of 9 storeys with a total of 70 units and retail space of around 115 square metres. The waste management plan is designed to reference Region of Peel's Waste Collection Standards Design Manual (2020) and other relevant guidelines.

The development would feature a cart-based system for all the principal waste streams (e.g. garbage, commingled recyclables, organics). Residents are expected to bring their principal waste streams directly to the waste storage room at ground level. Garbage and commingled recyclables will be collected in 360 L (95 Gal.) carts while organics will be collected in 240 L (65 Gal.) carts.

A separate bulk waste room would be available for residents to drop off oversized items adjacent to the loading area at ground level.

Municipal waste hauling services will be used for the principal waste streams. Property management will transport the receptacles from the waste room to the bin staging area for pick-up. Other approved private waste haulers may be contracted for pick-up of specialty wastes as required.

# INTRODUCTION

The volumes and types of waste presented in this report are recommendations based on similar past projects and empirical data as it pertains to multi-residential development.

The goals of the preferred waste-handling program are to satisfy municipal waste requirements and to minimize the cost of handling the materials while addressing the problems of storing waste material on site for pick-up. This plan will act as a general guideline with the understanding that a specific detailed program may be refined by the property management of this development.

We welcome comments on the findings herein and will work closely with 128 Lakeshore Developments Inc., the Region of Peel, City of Mississauga and retained professionals to ensure that appropriate waste handling facilities are incorporated. Our goal is to develop a functional project that meets the needs of its owners, tenants and surrounding community, while following practical waste handling regulations.

# PROJECT COMPONENTS

The 128 Lakeshore Road East project will incorporate:

- A nine-storey north tower of 70 residential units
- A commercial retail space of around 115 SM
- A bin staging area

**NOTE:** The development will be designed to reference Region of Peel's Waste Collection Standards Design Manual (2020) for waste pick-up of the principal waste streams for multi-residential development while also seeking variance to have cart based waste program instead of bin based due to site constraints.

# RESIDENTIAL WASTE MANAGEMENT

## GENERATION ESTIMATES

**Table 1.** Summary of residential waste generation estimate

128 Lakeshore Road East Residential Waste Generation Estimate (in cubic metres per week)									
Description	Units	A Waste Generation Estimate	B Organics	C Corrugated Cardboard	D Glass, Cans, Plastics	E Mixed Paper	F Divertible Materials	G Garbage	H Garbage Compacted (3:1 Ratio)
		A	B	C	D	E	B+"C"+"D"+"E"	A-"F"	G/3
Residential	70	26.76	2.68	4.82	4.82	1.34	13.65	13.11	4.37

It is estimated that towers will generate a total of **26.76 cubic metres (CM)** of waste per week of which **13.65 CM** can be diverted (see **Table 1**). Therefore, a total of **13.11 CM** of garbage will be collected by waste hauler vehicles. These volumes, in conjunction with the architectural plans, are used to determine the equipment, spatial requirements and collection frequency.

## WASTE HANDLING SYSTEM

Residents will bring their principal waste streams (e.g. garbage, commingled recyclables and organics) directly to the waste room located at ground level (see **Appendix 1.2**). Garbage and commingled recyclables will be collected in 360 L (95 Gal.) carts while organics will be collected in 240 L (65 Gal.) carts.

**Table 2.** Residential Waste Room Recommendations with organics collection

Residential Waste Room Size - Cart Based			
	Number of Units	Number of Carts	Total [m <sup>2</sup> ]
Required Waste Room	70	34	51
Recommended Waste Waste Room (with organics)		39	57.25
Bulk Items			10
<b>Bin Count for</b>		<b>70</b>	<b>UNITS</b>
Garbage		24	360 L (95 Gal.) Carts
Commingled Recycling		10	360 L (95 Gal.) Carts
Organics (Recommended)		5	240 L (65 Gal.) Carts
<b>Bin Staging Area</b>			<b>[m<sup>2</sup>]</b>
<b>Required Bin Staging Area [m<sup>2</sup>] at Curbside</b>			<b>36</b>

\*Estimated area includes equipment & operations but do not include circulation/corridors or truck access/parking

The recommended size of the residential waste room is **57.25 square metres (SM)** for storing principal waste streams (see **Table 2**). Residents are able to drop off their oversized items (e.g. mattresses, furniture) at the bulk waste room at ground level.

### Principal Waste Streams (Garbage, Commingled Recyclables, Organics)

- Residents will dispose their principal waste streams directly at the waste storage room at ground level.
- A total of 24 360 L (95 Gal.) carts and 10 360 L carts will be used for garbage and commingled recyclables respectively.
- A total of five 240 L (65 Gal.) carts is recommended for organics.
- During pick-up days property management will maneuver the receptacles to the bin staging area for collection and return to the residential waste room.
- Municipal waste hauling services will be used for these principal waste streams.

### Bulk Items

- Residents are expected to drop off the oversized items (e.g. furniture, mattresses, couches) at the bulk room at ground level (see **Appendix 1.3**).
- During pick-up days property management will transport these items to the bin staging area for collection and return to the residential waste room.

### Hazardous Waste (Recommended)

#### Recyclable Hazardous Waste and E-Waste:

- Residents will drop off recyclable hazardous waste (e.g. batteries, light bulbs) and E-Waste (e.g. print cartridges, computers, electronic cords, phones) at the bulk waste area at ground level.
- Drop areas with different carts/bins depending on level of separation of the various waste types should be provided for depositing of these wastes.

#### Non-Recyclable Hazardous Waste:

- Residents will drop off non-recyclable hazardous waste (e.g. paints, aerosol cans, chemicals, hazardous oils, medical waste, sharps) at the residential bulk waste area at ground level.
- Non-flammable cabinets are recommended for holding the majority of the other hazardous waste types.

# COMMERCIAL WASTE MANAGEMENT

## GENERATION ESTIMATES

**Table 3.** Summary of commercial waste generation estimate

Waste Summary	Waste Generation Estimate	Waste Diversion Estimate	Garbage Uncompacted
Retail	1.26	0.58	0.68

Divertibles Breakdown	(1) Organics	(2) Corrugated Cardboard	(3) Commingled Recyclable	(4) Mixed Paper	(5) E-Waste & Recyclable Hazardous	(6) Non-Recyclable Hazardous
Retail	0.13	0.19	0.19	0.04	0.03	0.01

(1) Organics (e.g. food waste, eggs, paper egg containers, plants, coffee grounds, filters, tea bags, soiled paper products (napkins, towels), daily on-site yard maintenance)

(2) Corrugated Cardboard & Mixed Paper (non-confidential)

(3) Commingled Recyclables (e.g. plastics, glass, cans/metals).

(4) Mixed Paper

(5) E-Waste & Recyclable Hazardous Materials (e.g. print cartridges, computers, phones, electronic cords, batteries, light bulbs, cooking oil)

(6) Non-Recyclable Hazardous Wastes (e.g. paints, aerosol cans, chemicals, hazardous oils)

It is estimated that commercial component will generate a total of **1.26 CM** of waste per week of which **0.58 CM** can be diverted (see **Table 3**). Therefore, a total of **0.68 CM** of garbage will be collected by waste hauler vehicles. These volumes, in conjunction with the architectural plans, are used to determine the equipment, spatial requirements and collection frequency.

## WASTE HANDLING SYSTEM

A **cart-based system** is proposed for the commercial component to separate their principal waste streams. Commercial tenants will dispose of their waste in the appropriate carts located in the commercial waste room located at ground level (see **Table 4**). Garbage and commingled recyclables will be collected in 360 L carts respectively while organics will be collected in 240 L carts.

During pick-up days property management will maneuver carts to the bin staging area at curbside for collection by waste hauler and return empty carts. Private waste haulers will be used for pick-up of these wastes and priority will be given to residential waste services for collection and bin staging. Specialty waste like recyclable hazardous and non-recyclable hazardous waste will be collected in 360 L cart and hazardous waste cabinets respectively.

**Table 4.** Summary of recommended commercial waste equipment (see **Appendix 1.4**)

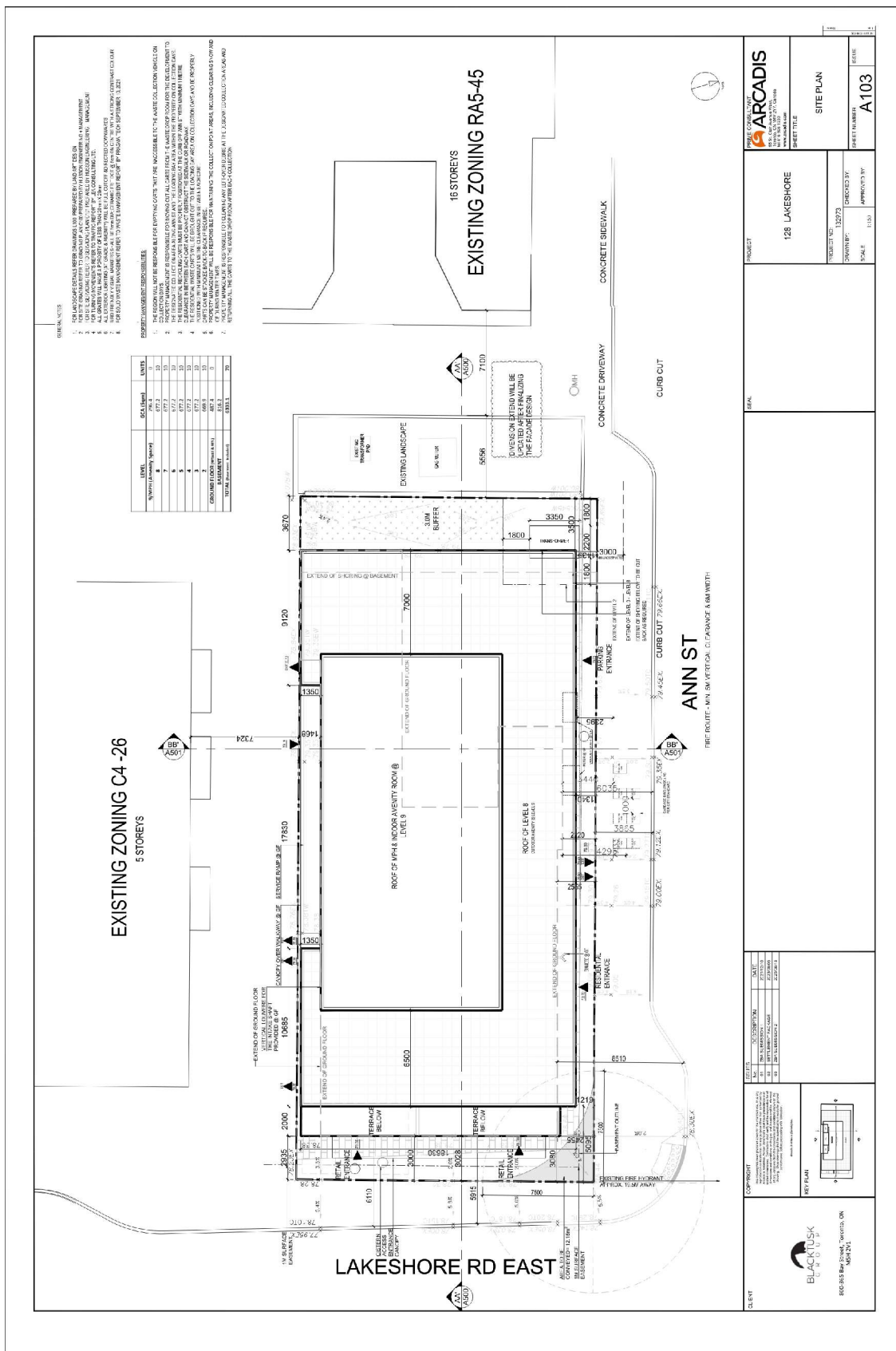
128 Lakeshore Road East Commercial Waste Equipment and Space Program				
Type	Location	Equipment	*Area (SM)	Remarks
Garbage	Commercial Waste Room	2 x 360 L (95 Gal) Carts	3.0	Pick-up once per week
Organics		1 x 240 L (65 Gal) Cart	1.5	
Commingled Recyclables		2 x 360 L (95 Gal) Carts	3.0	
Recyclable Hazardous		1 x 360 L (95 Gal.) Cart; 1 x Shelf	1.5	Pick-up as required
Non-Recyclable Hazardous		Hazardous Waste Cabinets (x1)	2.0	
On-Site Cart / Can / Mat Wash		Hot/cold pressure washer w/ mixing valve; floor trough; shelving.	5.0	
Hand Sink		Handsink w/Eyewash		
Area recommended for Commercial Waste Room			16.0	

\*Area estimated include equipment & operational but not general circulation/corridor access and truck access/parking

\*Area includes equipment and operational area but does not include general circulation, corridor access and truck parking



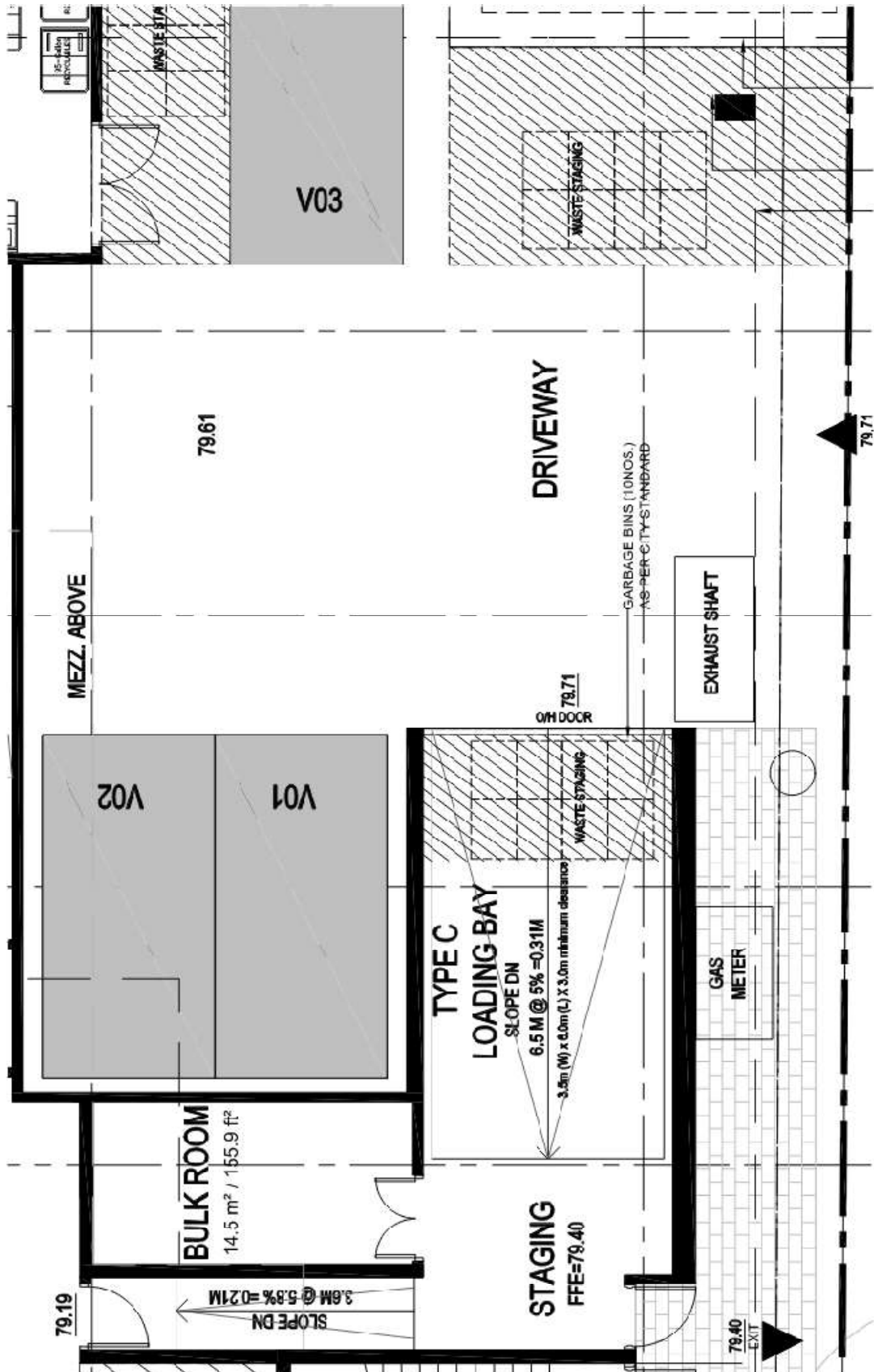
## APPENDIX 1.1 Site Plan



# APPENDIX 1.2 Residential Waste Room Layout



# APPENDIX 1.3 Bulk Room and Bin Staging Area



## APPENDIX 1.4 Commercial Waste Room Layout

