WASTE MANAGEMENT REPORT

2155 Leanne Blvd

APRIL 2026

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Introduction

1000293648 Ontario Inc. intends to submit applications for Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) to the City of Mississauga (City) for the re-development of the property at 2155 Leanne Blvd (Site). This Waste Management Report has been prepared in support of the OPA and ZBA applications and will outline the storage and collection strategy for the generated waste materials in conformance with the Region's Waste Collection Design Standards Manual 2020 (Standards).

Description of Proposed Development

The proposed development at 2155 Leanne Blvd consists of a developable area of approximately 5.68 acres. The proposal contemplates redevelopment of the site for a residential development comprised of hundred and sixty-four (164) back-to-back townhouse units, spread over nine (9) development blocks (12-24 units each block), and an eight (8) storey midrise building with two hundred and three (203) units. In addition, the development will consist of amenity areas, walkways, internal private roads, a public park and visitor parking areas.

Each back-to-back townhouse block will have a at-grade common parking garage and the midrise will have two (2) levels of underground parking.

Applicable Region Standards

The development is required to comply with the applicable Region Standards. The following requirements have been incorporated into the waste management plan.

- All internal roads have a minimum width of 6 metres and will be constructed of a hard-surface material designed to support a minimum 35 tonnes.
- The turning radius from the centre line is minimum of 13 metres for all turns along the waste collection route.
- All access routes for waste collection vehicles have a grade of less than 8 percent.
- A clear height of 4.4 meters has been provided along the access route, and a clear height of 7.5 meters has been provided at the waste collection area.
- Waste collection vehicles will not be required to back-up onto a municipal road.

- A letter from a professional engineer will be provided for the area where the vehicle is required to drive over a supported structure certifying that the structure can safely support a fully loaded waste collection vehicle weighing 35 tonnes.
- The collection point will have an 18 metre straight head-on approach and a 6 metre wide opening.
- The collection will be constructed of a solid, level concrete pad, extending a minimum of 1.5 meters in length beyond the collection point to accommodate the front wheels of the waste collection vehicle.
- A minimum of 10 m^2 has been provided for the storage of bulky items.
- The maximum walking distance from a dwelling unit to the closest waste storage location is less than 100 metres.

Waste Generation Analysis

The proposed development is considered a multi-residential complex per the Region's standards, and it is expected to receive front-end bin collection service provided by the Region for garbage and recycling. Under the Region's standards, multi-residential complexes are required to provide front-end bins for garbage and recyclable materials, with the required number of bins rounded up to the nearest whole number. The Standards set out the maximum number of dwelling units that may be serviced by each garbage front-end and recycling front-end bin. Based on the Standards, the following number of front-end bins will be needed for this development:

Table 1. Recycling Front-End Bin Requirements for Back-To-Back Townhouse Blocks

Block	Number of Units	Proposed Bin Size	Peel Standard	Bins Required (per Block)
A, B	24	3 yd^3 non-compacted	45 units per bin	1
D	22	3 yd^3 non-compacted	45 units per bin	1
C, F	20	3 yd^3 non-compacted	45 units per bin	1
E, H, I	14	3 yd^3 non-compacted	45 units per bin	1
G	12	3 yd^3 non-compacted	45 units per bin	1

Table 2. Garbage Front-End Bin Requirements for Back-To-Back Townhouse Blocks

Block	Number of Units	Proposed Bin Size	Peel Standard	Bins Required (per Block)
A, B	24	4 yd³ non-compacted	24 units per bin	1
D	22	4 yd³ non-compacted	24 units per bin	1
C, F	20	4 yd³ non-compacted	24 units per bin	1
E, H, I	14	3 yd³ non-compacted	18 units per bin	1
G	12	3 yd³ non-compacted	18 units per bin	1

Table 3. Front-End Bin Requirements for the Mid-Rise Building

Building Component	Number of Units	Waste Stream	Proposed Bin Size	Peel Standard	Bins Required
Mid-rise	203	Garbage	3 yd³ compacted	54 units per bin	4
Mid-rise	203	Recycling	3 yd³ non-compacted	45 units per bin	5

In total, the townhouse blocks require nine (9) recycling front-end bins and nine (9) garbage front-end bins. The bins are proposed to be provided per block exceeding the minimum that would be required considering the total proposed unit count. This will ensure bins are staged within each townhouse block, making waste disposal convenient for residents.

For the mid-rise component, four (4) garbage front-end bins and five (5) recycling front-end bins will be provided for a total of nine (9) front-end bins.

Accordingly, the full development will require twenty-seven (27) front-end bins in total, consisting of thirteen (13) garbage bins and fourteen (14) recycling bins.

Waste Storage & Collection

For the back-to-back townhouse component, front-end bins for garbage and recyclable materials will be stored in designated storage areas within the townhouse block at-grade garage. Residents will transfer their waste materials from each dwelling unit to the designated storage area serving their block.

For the proposed 8-storey mid-rise building, waste generated by the residential units will be managed through a centralized indoor waste storage room in the first underground parking level. Residents will deposit garbage and recyclable materials through the garbage chutes to the building's designated waste room, where the required front-end bins will be stored between collection days.

On collection day, property management staff will be responsible for moving the required front-end bins from the individual townhouse block storage areas and midrise garbage room to the designated outdoor common collection point located at the north side of the midrise building.

The collection point has been designed in accordance with the Region's standards, including a minimum 6.0 metre width, a minimum unobstructed 18.0 metre access distance, and the required depth based on the size of the front-end bins proposed. The collection area will also provide the required vertical clearance of 7.5m and a solid, level surface capable of supporting the collection vehicle.

Bulky items generated will be brought to the designated bulk item staging area at the collection point location on the scheduled collection day, either directly by residents or through arrangements made with property management staff.

Refer to Figure 1 for the Waste Collection Plan and Figure 2 for the Waste Storage Plan.

Collection of waste will be undertaken from the common outdoor collection point using a front-end waste collection vehicle. property management staff will position the bins to make them accessible for collection and will oversee the collection operation within the site. Property management staff will be available to assist the collection vehicle in reversing out of the loading space on collection day.

All internal roads used by waste collection vehicles are designed to meet the Standards. The roads will have a minimum width of 6.0 metres, be hard-surfaced and be capable of supporting a fully loaded collection vehicle weighing up to 35 tonnes. The route will provide a minimum turning radius of 13.0 metres, a maximum grade of 8 percent and a minimum vertical clearance of 4.4 metres.

Refer to waste collection vehicle turning movement Figures 6-17 and 6-18 prepared by WSP Canada.

Closure

This report demonstrates the proposed waste storage and collection strategy for the development at 2155 Leanne Blvd in support of the Official Plan Amendment and Zoning By-law Amendment applications complies with all Region Standards.

FIGURES

RESIDENTIAL SOLID WASTE MANAGEMENT NOTES:

SOLID WASTE MANAGEMENT REQUIREMENTS AS PER THE PEEL WASTE COLLECTION DESIGN STANDARDS MANUAL:

PEEL WASTE MANAGEMENT REQUIRES INTERNAL STORAGE AREAS TO BE LARGE ENOUGH TO CONTAIN ALL THE REQUIRED NUMBER OF FRONT-END GARBAGE BINS, IN ADDITION TO A SPACE (A MINIMUM OF 10 m²) FOR THE STORAGE OF BULKY ITEMS.

THE TURNING RADIUS FROM THE CENTRE LINE HAS TO BE A MINIMUM OF 13 METRES ON ALL TURNS FOR THE WASTE COLLECTION VEHICLE WITH THE MAXIMUM GRADE CHANGE PERMITTED ALONG THE ACCESS ROUTE BEING 8%. THE COLLECTION AREA IS TO BE DESIGNED SUCH THAT IT WILL CONSIST OF A LEVEL (+/-2%) CONCRETE SURFACE.

TRAINED ON-SITE PERSONELL MUST MANEUVER COLLECTION BINS IN FRONT OF COLLECTION VEHICLE DURING COLLECTION DAY.

TRAINED ON-SITE PERSONNEL MUST ASSIST THE COLLECTION VEHICLE IN REVERSING OUT OF THE LOADING SPACE ON COLLECTION DAY.

THE FOLLOWING MINIMUM CLEARANCES ARE TO BE PROVIDED FOR THE WASTE COLLECTION VEHICLE:
- IN THE COLLECTION AREA AN OVERHEAD CLEARANCE OF 7.5 METRES FROM OBSTRUCTIONS
SUCH AS BALCONIES, WIRES AND TREES MUST BE PROVIDED.
- OUTSIDE OF THE COLLECTION AREA AN OVERHEAD CLEARANCE OF 4.4 METRES FROM OBSTRUCTIONS SUCH AS BALCONIES, WIRES AND TREES MUST BE PROVIDED.

PROPERTY MANAGEMENT STAFF TO FACILITATE WASTE COLLECTION

I. DRIVER IS NOT REQUIRED TO EXIT THE WASTE COLLECTION VEHICLE TO FACILITATE COLLECTION;

II. PROPERTY MANAGEMENT STAFF IS RESPONSIBLE FOR JOCKEYING OF FRONT-END BINS DURING COLLECTION;

III. THE REGION WILL NOT BE RESPONSIBLE FOR EMPTYING BINS THAT ARE INACCESSIBLE TO THE WASTE COLLECTION VEHICLE; AND

IV. PROPERTY MANAGEMENT STAFF MUST BE VISIBLE TO WASTE COLLECTION VEHICLE ON APPROACH TO THE SITE, OTHERWISE THE WASTE COLLECTION VEHICLE WILL NOT ENTER THE SITE.

NUMBER OF BINS & WASTE STORAGE AREA PROVIDED:

Table 1. Recycling Front-End Bin Requirements for Back-To-Back Townhouse Blocks

Block	Number of Units	Proposed Bin Size	Peel Standard	Bins Required (per Block)
A, B	24	3 yd³ non-compacted	45 units per bin	1
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C, F	20	3 yd³ non-compacted	45 units per bin	1
E, H, I	14	3 yd³ non-compacted	45 units per bin	1
G	12	3 yd³ non-compacted	45 units per bin	1

Table 2. Garbage Front-End Bin Requirements for Back-To-Back Townhouse Blocks

Block	Number of Units	Proposed Bin Size	Peel Standard	Bins Required (per Block)
A, B	24	4 yd³ non-compacted	24 units per bin	1
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C, F	20	4 yd³ non-compacted	24 units per bin	1
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Table 3. Front-End Bin Requirements for the Mid-Rise Building

Building Component	Number of Units	Waste Stream	Proposed Bin Size	Peel Standard	Bins Required
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LOADING SPACE(S) REQUIRED:

BASED ON THE CITY OF MISSISSAUGA BY-LAW 0225-2007, ONE (1) LOADING SPACE IS REQUIRED PER APARTMENT BUILDING CONTAINING A MINIMUM OF 30 DWELLING UNITS.

WHERE REQUIRED, LOADING SPACES FOR USES OTHER THAN OFFICE AND/OR MEDICAL OFFICE USES, SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 3.1.4.3 - REQUIRED NUMBER OF LOADING SPACES.

WASTE COLLECTION LOADING SPACE STANDARDS:

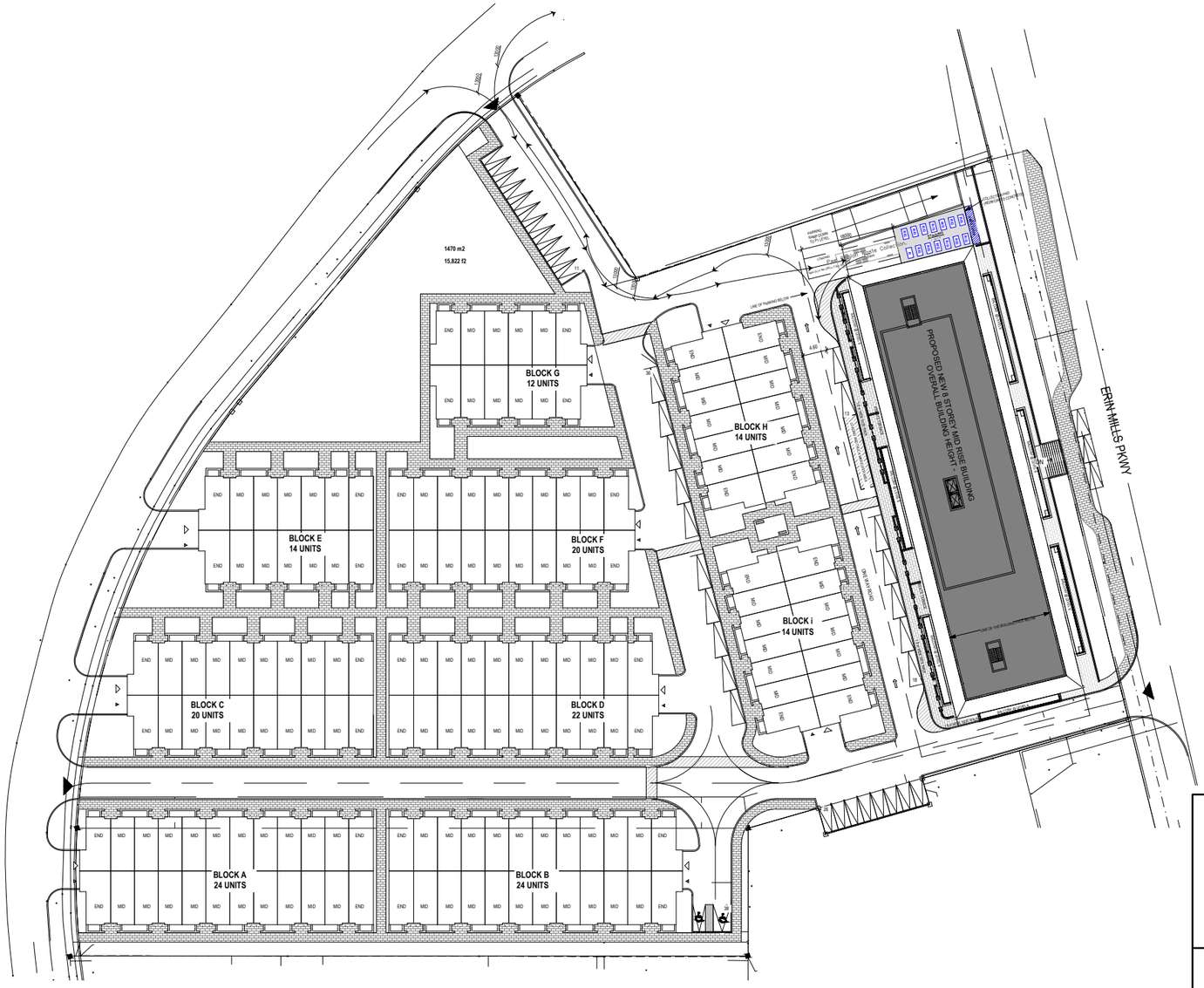
i) RESIDENTIAL LOADING SPACE:
MIN. LENGTH OF 13.0M;
MIN. WIDTH OF 4.0M;
MIN. VERTICAL CLEARANCE OF 7.5M.

TOTAL LOADING SPACES: 1

INTERNAL ROADWAYS:

INTERNAL ROADWAYS MUST BE CONSTRUCTED OF A HARD SURFACE MATERIAL (SUCH AS ASPHALT OR CONCRETE) AND DESIGNED TO SUPPORT A MINIMUM OF 35 TONNES, WHICH IS THE WEIGHT OF A FULLY LOADED WASTE COLLECTION VEHICLE.

IF A WASTE COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN AIR GRATE, TRANSFORMER COVER, OR UNDERGROUND PARKING GARAGE), THE REGION MUST BE PROVIDED WITH A LETTER INDICATING THAT THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED WASTE COLLECTION VEHICLE WEIGHING 35 TONNES. THE LETTER MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER (LICENSED BY PROFESSIONAL ENGINEERS ONTARIO (PEO)).



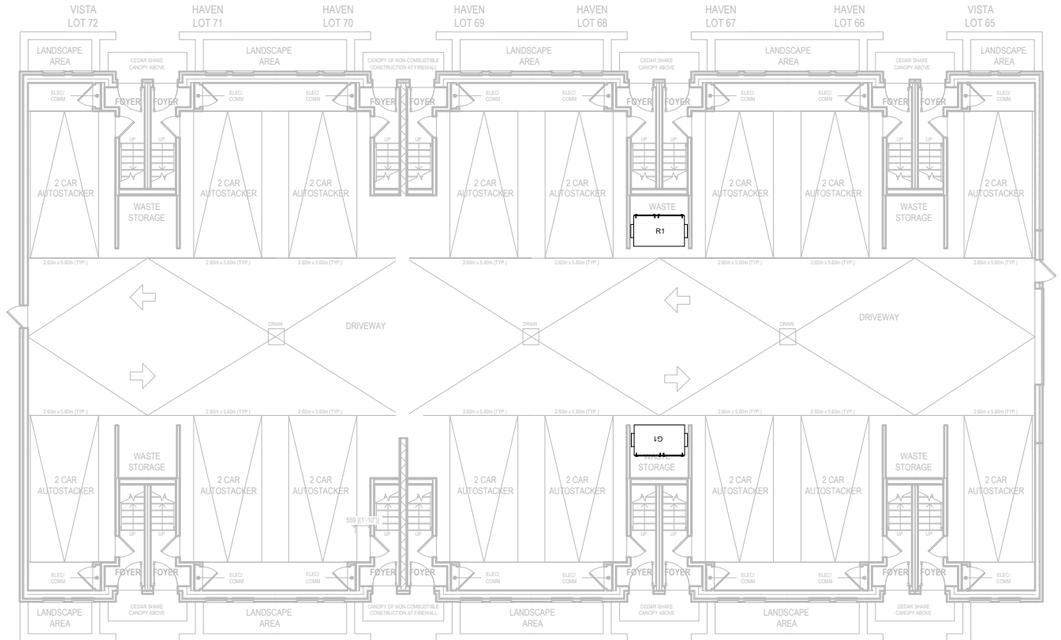
D

DUNPAR
BETTER BY DESIGN

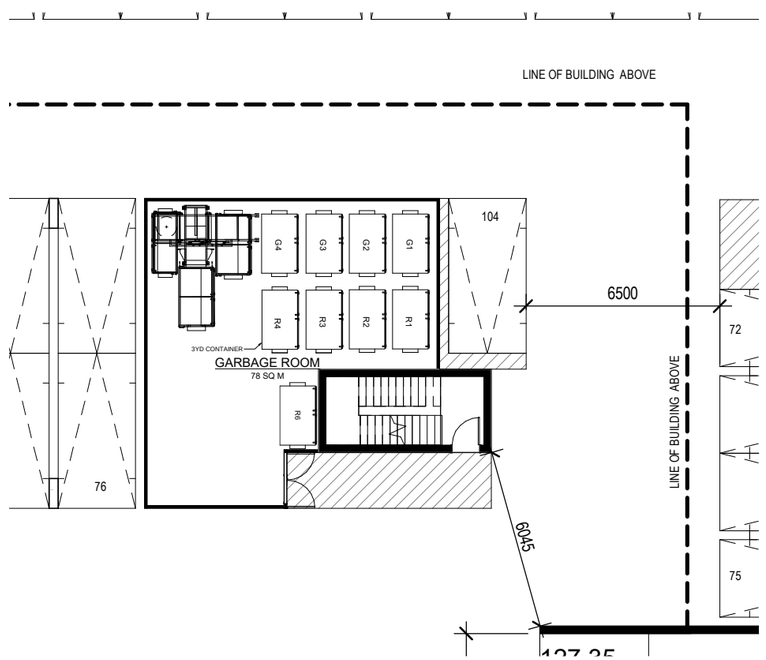
2155 LEANNE BLVD

WASTE COLLECTION PLAN

APRIL 2026 | FIGURE 1



TOWNHOUSE BLOCK
TYPICAL WASTE STORAGE AREA



MIDRISE BUILDING
P1 GARBAGE ROOM

DUNPAR
BETTER BY DESIGN

2155 LEANNE BLVD

WASTE STORAGE PLAN

APRIL 2026 | FIGURE 2

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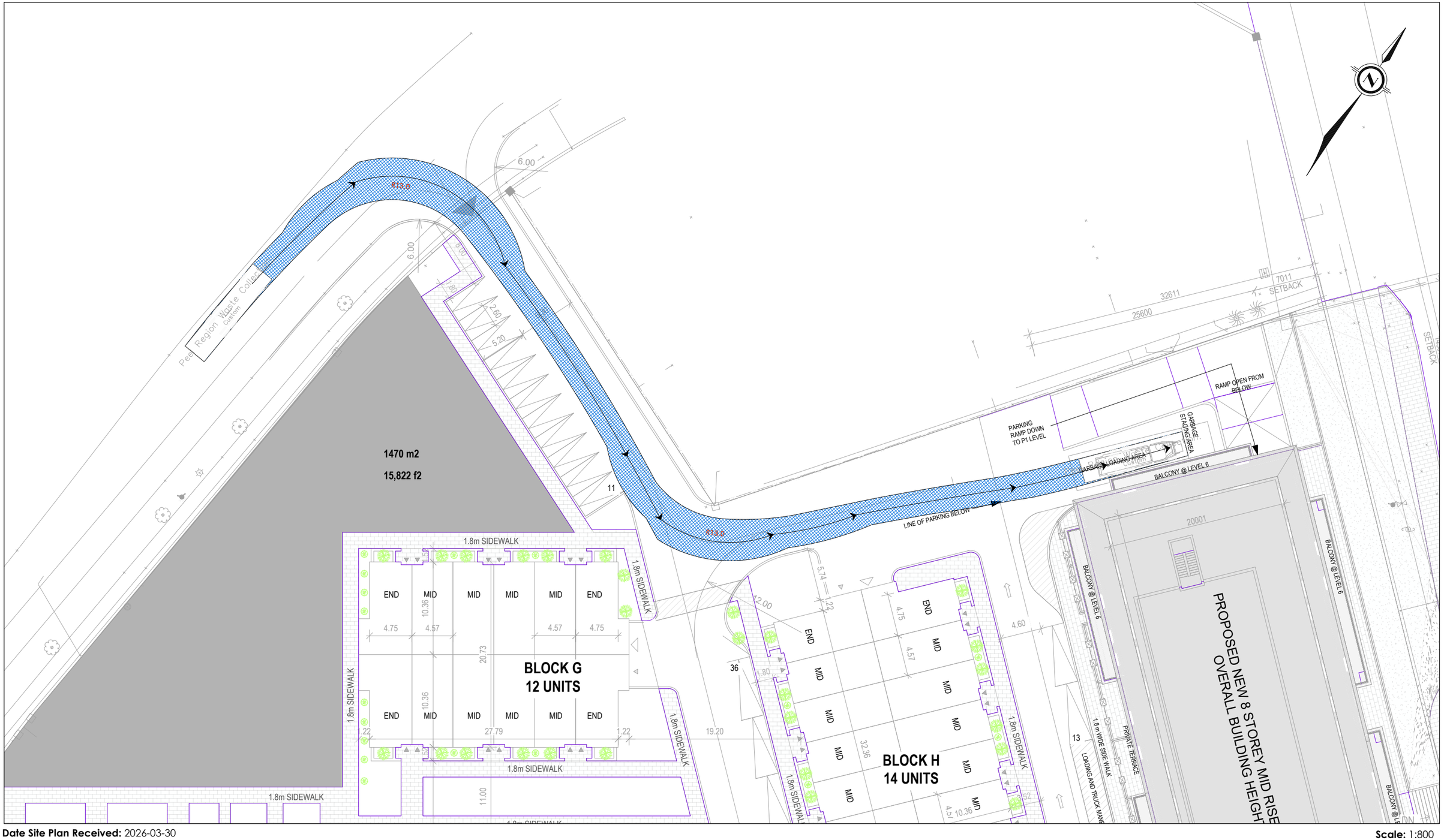

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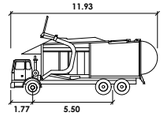

Peel Region Waste Collection.

	meters
Width	: 2.77
Track	: 2.77
Lock to Lock Time	: 6.0
Steering Angle	: 25.0

Figure 6-17
Garbage Truck Access Manoeuvre Review - Inbound
2155 Leanne Boulevard TIS

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1470 m2

15,822 f2

Region Waste Collection.
Custom

R13.0

6.00

2.80

5.20

11

1.8m SIDEWALK

END MID MID MID MID END

4.75 4.57 4.57 4.75

10.36

20.73

BLOCK G
12 UNITS

27.79

1.22

11.00

19.20

LINE OF PARKING BELOW

PARKING RAMP DOWN TO P1 LEVEL

RAMP OPEN FROM BELOW

GARBAGE STAGING AREA

GARBAGE LOADING AREA

BALCONY @ LEVEL 6

7011

SETBACK

32611

25600

20001

15.0 Back-up Distance

PROPOSED NEW 8 STOREY MID RISE
OVERALL BUILDING HEIGHT

12.00

5.74 1.22

4.75 4.57 10.36

32.36

36

BLOCK H
14 UNITS

1.80

4.60

13

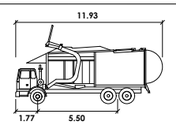
1.8 m WIDE SIDE WALK

LOADING AND TRUCK MANE

PRIVATE TERRACE

Date Site Plan Received: 2026-03-30

Scale: 1:800



Peel Region Waste Collection.

	meters
Width	: 2.77
Track	: 2.77
Lock to Lock Time	: 4.0
Steering Angle	: 25.0

Figure 6-18
Garbage Truck Access Manoeuvre Review - Outbound
2155 Leanne Boulevard TIS

wsp - 2155 Leanne Blvd GF.dwg_F6-18

Modified: 4/14/2026 5:55 PM By: nima.farid Plot Date: 2026/04/14