



WASTE MANAGEMENT PLAN

4100 Ponytrail Drive (Phase 2)
Mississauga, Ontario

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EXECUTIVE SUMMARY

Cini-Little International, Inc. has been retained by Chelsea on the Green Ltd. Partnership to investigate waste handling alternatives for 4100 Ponytrail Drive (Phase 2), a residential development located in Mississauga, Ontario.

The development consists of three residential towers consisting with 220, 220 and 255 units respectively. The waste management plan is designed to satisfy the Region of Peel's Waste Collection Design Standard Manual (2020 Version).

The towers will feature a single chute equipped with a tri-sorter and a garbage compactor. The tri-sorter will separate out the principal waste streams (garbage, commingled recyclables, organics). Chute intake rooms are available on each residential floor and receiving rooms are at level 1. A bulk waste area is also available at level 1. As the Region of Peel does not currently service organics for multi-residential developments, the tri-sorter will act as a bi-sorter.

Garbage will be collected compacted into 2.3 cubic metres (CM) (3 Cubic yards [CY]) bins while the separated commingled recyclables in 2.3 CM (3 CY) bins. Organics are recommended to be collected in 1.5 CM (2 CY) bins when they will be serviced. A type G loading and bin/bulk staging area is located at level 1. The residential waste will be collected by the municipal waste hauler.

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 Chelsea on the Green Ltd. Partnership, the Region of Peel, the 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 4100 Ponytrail Drive (Phase 2) project will incorporate:

- Tower B4 with 220 residential units
- Tower B5 with 220 residential units
- Tower B6 with 255 residential units
- Three residential waste rooms
- Three type G loading and bin staging area

NOTE: The development will be designed to satisfy Region of Peel's requirements for waste pick-up of the principal waste streams for multi-residential development

RESIDENTIAL WASTE MANAGEMENT

GENERATION ESTIMATES

Table 1. Summary of residential waste generation estimate

Forest Park Circle Phase 2 Tower B4-6 Residential Waste Generation Estimate (in cubic metres per week)									
Description	Units	A	B	C	D	E	F	G	H
		Waste Generation Estimate	Organics	Corrugated Cardboard	Glass, Cans, Plastics	Mixed Paper	Divertible Materials	Garbage	Garbage Compacted (3:1 Ratio)
		A	B	C	D	E	B+"C"+"D"+"E"	A-"F"	G/3
Residential Tower B4	220	84.11	8.41	15.14	15.14	4.21	42.89	41.21	13.74
Residential Tower B5	220	84.11	8.41	15.14	15.14	4.21	42.89	41.21	13.74
Residential Tower B6	255	97.49	9.75	17.55	17.55	4.87	49.72	47.77	15.92
Total	695	265.70	26.57	47.83	47.83	13.28	135.51	130.19	43.40

It is estimated that residential components will generate a total of **265.70 cubic metres (CM)** of waste per week of which **135.51 CM** can be diverted (see **Table 1**). Therefore, a total of **43.40 CM** of compacted 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 **single chute system with garbage compactor and tri-sorter** is proposed for residents to source separate their principal waste streams. Residents will dispose of their waste in the appropriate chute located in the intake room of each floor, which will be collected in bins in the tower's residential waste room located at level 1. Commingled recyclables and organics will be collected uncompacted in 2.3 CM (3 CY) bins and 1.5 CM (2 CY) bins respectively. Garbage will be collected compacted in 2.3 CM (3 CY) bins. It should be noted that while the Region of Peel currently does not service organics in multi-residential developments, the development will be capable of source separating organics in the future.

Table 2. Tower B4 residential waste room recommendations

Tower B4 Residential Waste Room Size			
	Number of Units	Number of Bins	Total [m ²]
Recommended Waste Waste Room (with organics)	220	13	65
Bulk Items			10

Bin Count for	220	UNITS
Garbage	5	3-CY (2.3 CM) Bin
Commingled Recycling	5	3-CY (2.3 CM) Bin
Organics (Recommended)	3	2-CY (1.5 CM) Bin

Bin Staging Area	Total [m ²]
Recommended Bin Staging Area	20

The recommended size of the tower B4 residential waste room is **65 square metres (SM)** for storing principal waste streams (see **Table 2**). An additional space of **10 SM** for **Bulk Waste** is required. **20 SM** of space is recommended as the **Bin Staging Area** and **10 SM** is required as a bulk staging area adjacent to the type G loading for bins to be emptied by the waste hauler.

Table 3. Tower B4 residential waste room recommendations

Tower B5 Residential Waste Room Size			
	Number of Units	Number of Bins	Total [m ²]
Recommended Waste Waste Room (with organics)	220	13	65
Bulk Items			10

Bin Count for	220	UNITS
Garbage	5	3-CY (2.3 CM) Bin
Commingled Recycling	5	3-CY (2.3 CM) Bin
Organics (Recommended)	3	2-CY (1.5 CM) Bin

Bin Staging Area	Total [m ²]
Recommended Bin Staging Area	20

The recommended size of the tower B5 residential waste room is **65 square metres (SM)** for storing principal waste streams (see **Table 3**). An additional space of **10 SM** for **Bulk Waste** is required. **20 SM** of space is recommended as the **Bin Staging Area** and **10 SM** is required as a bulk staging area adjacent to the type G loading for bins to be emptied by the waste hauler.

Table 4. Tower B6 residential waste room recommendations

Tower B6 Residential Waste Room Size			
	Number of Units	Number of Bins	Total [m ²]
Recommended Waste Waste Room (with organics)	255	14	70
Bulk Items			10

Bin Count for	255	UNITS
Garbage	5	3-CY (2.3 CM) Bin
Commingled Recycling	6	3-CY (2.3 CM) Bin
Organics (Recommended)	3	2-CY (1.5 CM) Bin

Bin Staging Area	Total [m ²]
Recommended Bin Staging Area	25

The recommended size of the tower B6 residential waste room is **70 square metres (SM)** for storing principal waste streams (see **Table 4**). An additional space of **10 SM** for **Bulk Waste** is required. **25 SM** of space is recommended as the **Bin Staging Area** and **10 SM** is required as a bulk staging area adjacent to the type G loading for bins to be emptied by the waste hauler.

Garbage & Commingled Recyclables

- Residents will dispose of their garbage and recyclables into the waste chute, which will be sorted into bins in the residential waste rooms located at level 1.
- Garbage will be collected compacted in five 2.3 CM bins for each of tower B4, B5 and B6 respectively.
- Commingled recyclables will be collected in five 2.3 CM bins for tower B4 and B5 and six 2.3 CM bins for tower B6.
- The type G loading will be used for pick-up of garbage and commingled recyclables.
- During pick-up days property management will maneuver bins to the bin staging area near type G loading for collection and return empty bins to the residential waste room.

Organics (Recommended)

- The Region of Peel currently does not service organics for multi-residential development. As a tri-sorter is being put in place, the tri-sorter will currently act as a bi-sorter to separate out garbage and commingled recyclables until the Region of Peel or the City of Mississauga is able to source service organics.
- Residents will dispose of their organics into the waste chute, which will be currently sorted into garbage bins in the residential waste room located at level 1 and in the future into organics bins.
- Organics will be collected in three 1.5 CM bins when the diversion program is in place for each tower (Garbage see above).
- The type G loading will be used for pick-up of the organics.
- During pick-up days property management will maneuver bins to the bin staging area near type G loading for collection and return empty bins to the residential waste room.

Bulk Items

- Residents will drop off oversized items (e.g. furniture, mattresses, couches, oversized cardboard) at the bulk waste room next to the residential waste room.
- During pick-up days, property management will take these items to the bulk waste staging area for collection after arrangements with approved waste hauler.

Hazardous Waste

Recyclable Hazardous Waste and E-Waste:

- Residents are encouraged to drop off recyclable hazardous waste at the Community Recycling Centres at Region of Peel directly.
- Alternatively, the property management can also allow 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 room.
- Drop areas with different carts/bins depending on level of separation of the various waste types should be provided for depositing of these wastes.
- Property management will arrange collection of these items after arrangements with an approved waste hauler.

Non-Recyclable Hazardous Waste:

- Residents are encouraged to drop off non-recyclable hazardous waste at the Community Recycling Centres at Region of Peel directly.
- Residents will drop off non-recyclable hazardous waste (e.g. paints, aerosol cans, chemicals, hazardous oils, medical waste, sharps) at the bulk waste room.
- Non-flammable cabinets are recommended for holding the majority of the other hazardous waste types.
- Property management will arrange collection of these items after arrangements with an approved waste hauler.

Landscape Waste

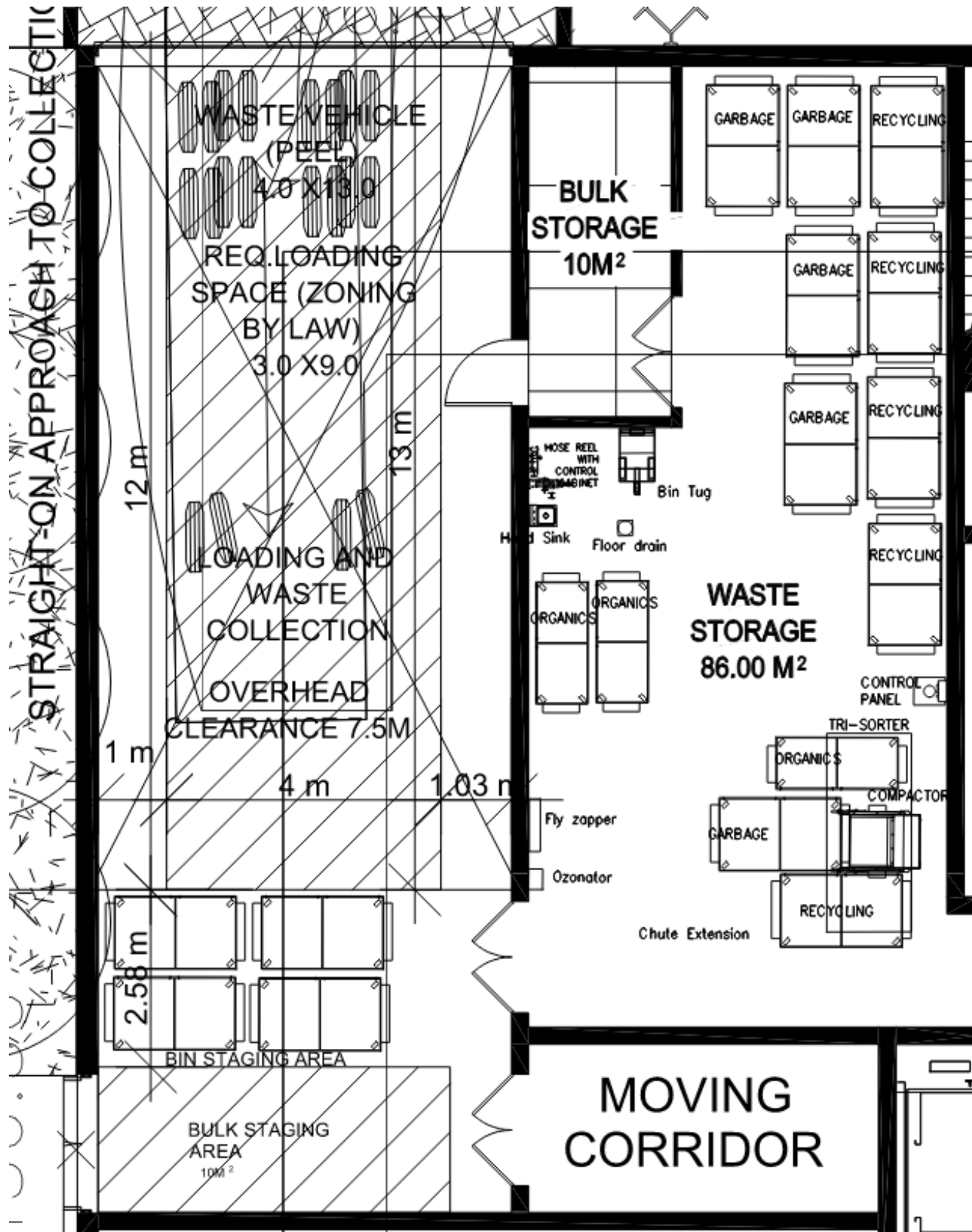
- It is expected the Landscape Contractor will be responsible for removing their own materials from the site.

WASTE ROOM BUILD-OUT RECOMMENDATIONS

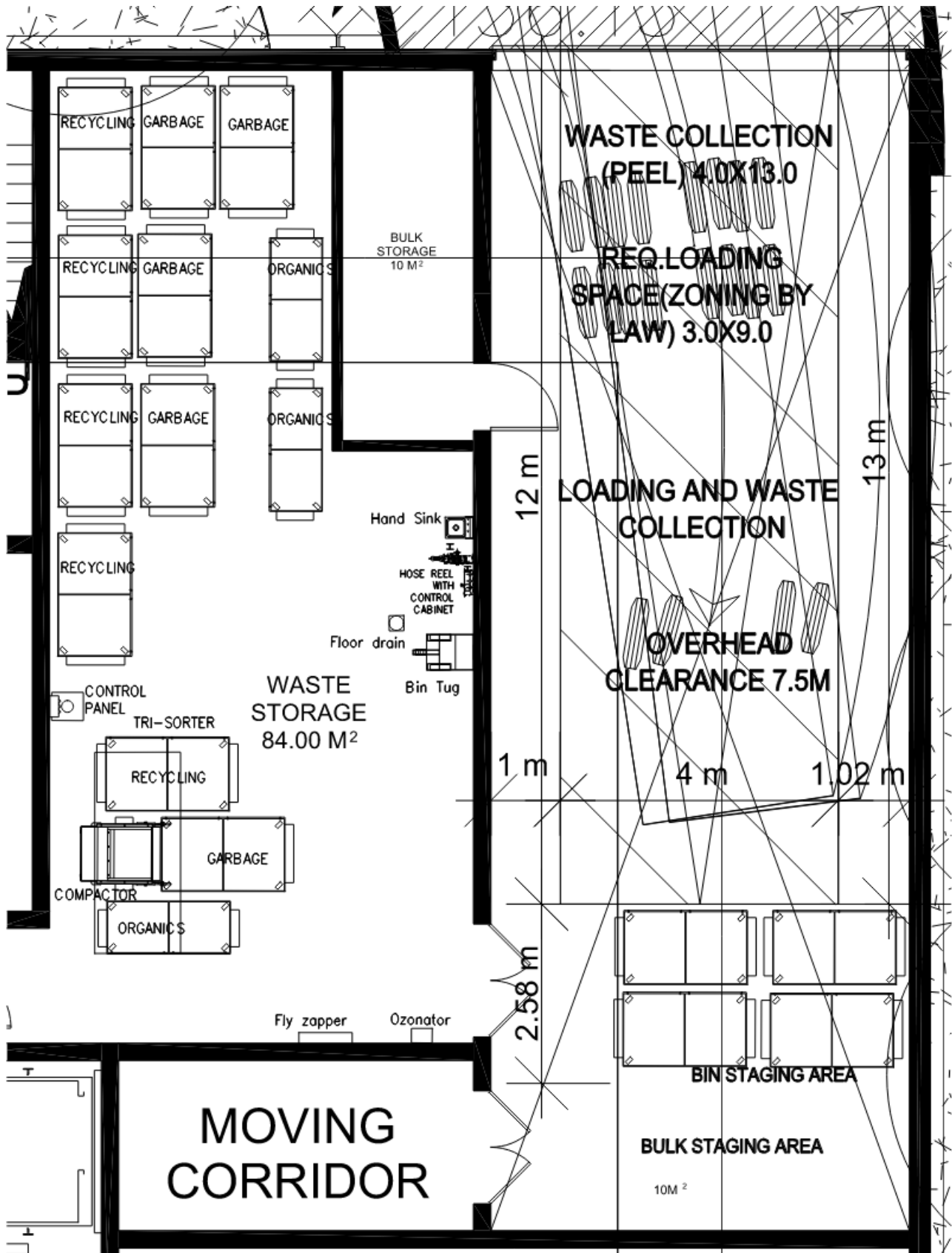
The following is an outline of the design and build-out recommendations for the waste holding areas:

- For any indoor waste holding areas the rooms should be fully enclosed to allow control of vermin and odors and to limit access to authorized personnel.
- A minimum ventilation rate of four (4) to five (5) air changes per hour should be provided in the waste room to allow for maximum air changes per hour.
- The room should be maintained at 21^o C.
- Provide thermal insulation and moisture protection as required for the waste room floors, ceilings and doors.
- Doors for transport of waste equipment should be automated door opening type.
- All garbage handling areas should be sprinkler protected (as per local fire code). A sprinkler head should be located directly above the combination compactor/container unit charging area.
- All waste handling areas should be protected with smoke detectors.
- All waste rooms should be equipped with tri-class fire extinguishers.
- The floor must be easily washable and be able to withstand the heavy weight of mobile and other waste equipment transport and handling.
- Walls must be a smooth, easily cleanable, non-absorbent hard surface. Coved bases must be a minimum of 6" (152 mm) high unless otherwise noted. This should be light colored to encourage proper cleaning and maintenance and reduce energy used for lighting.
- Adequate lighting must be provided to encourage safe handling, general cleaning and maintenance practices.
- Cart wash will have a floor trough for proper drainage and a hose bib with both hot and cold water for cleaning of the room.

APPENDIX 1.2 Tower B4 Waste Room Layout



APPENDIX 1.3 Tower B5 Waste Room Layout



APPENDIX 1.5 Waste Truck Diagram

