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**Oakville TOC Development
Solid Waste Management Plan**

166 South Service Road East

**166 South Service Inc.
90 Wingold Avenue, Unit 1
Toronto, ON M6B 1P5**



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Solid Waste Management Plan**

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90 Wingold Avenue, Unit 1
Toronto, ON M6B 1P5**

**R.J. Burnside & Associates Limited
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**October 2024
300055014.1000**

Distribution List

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0	Yes	Yes	166 South Service Inc.
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Record of Revisions

Revision	Date	Description
0	November 1, 2023	Issued for Rezoning, SPA, OLT
1	March 20, 2024	Issued for ZBA
2	September 25, 2024	Issued for Oakville TOC Submission
3	October 4, 2024	Revised for Oakville TOC Submission Comments

R.J. Burnside & Associates Limited

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Table of Contents

Waste Management Comment-Location Matrix..... 1

1.0 Introduction..... 2

 1.1 Design Resources 3

 1.1.1 Halton Region Guidelines..... 4

 1.1.2 Other Considerations 4

2.0 Residential Waste Management System Elements..... 5

 2.1 Waste Storage Rooms..... 5

 2.2 Equipment Requirements 5

 2.3 Bulky Waste Disposal 7

 2.4 Grounds Keeping, Maintenance and Renovations 8

 2.5 Materials Not Collected..... 8

 2.6 Waste Collection..... 9

 2.6.1 Collection Schedule 9

 2.6.2 Loading / Staging Area Design..... 10

 2.6.3 Collection Method 10

3.0 Non-Residential Waste Management..... 12

 3.1 Storage Room & Equipment 12

 3.1.1 Using Front-lift Bins 12

 3.1.2 Using Carts Only 13

 3.2 Collection Point and Waste Collection 13

4.0 Conclusions 14

Tables

Table 1: Appendix A Drawing List..... 2

Table 2: Residential Waste Storage Room Equipment 7

Appendices

- Appendix A Architectural Plans
- Appendix B Waste Collection Vehicle Turning Path Analysis

Oakville TOC Development
October 2024

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Waste Management Comment-Location Matrix

The table below addresses previous comments received from the Waste Management Department at the Region of Halton. This table is not comprehensive of all comments received, instead, we're providing a general overview of where key requirements are addressed within this Waste Management Plan.

Halton Comment	Report Location	Notes
Storage and collection of commercial waste in a manner that is safe, functional, and accessible.	Described in Section 3.0.	
Weight capacity of loading area (35,000 kg)	Described in Section 2.6.2 and included as Note 1 on Appendix A, Drawing No. AZ108.	
Turning Radius of 13 m from the center line.	Illustrated in Appendix B.	
Minimum 18 m head-on approach and reversal distance.	Reversal distance illustrated in Appendix B.	The 18 m head-on approach item is not applicable to this context. Per the Halton Guidelines, the truck can enter and exit the collection area completely and in a forward motion without the need to backup as there is a turnaround space provided, and as such the 18 m head-on approach is not required. Please refer to Appendix B to see the waste vehicle truck turning diagrams, which shows ingress into the collection area and exiting in a forward motion by using the turnaround area.
Provide Collection Point Details.	Described in Section 2.6.2., shown and noted on Appendix A, Drawing No. AZ108.	
Minimum door width of 2.2 m for bin passage.	See notes.	Appropriate door types and sizes (min. 2.2 m wide) will be shown at subsequent project development stages when more detailed door considerations can be made. We will ensure that the waste bins can fit/pass through.
Show configuration of waste containers in staging area.	Described in Sections 2.6, illustrated in Appendix A, Drawing No. AZ108.	
Number and Size of Waste containers.	Described in Section 2.2, illustrated in Appendix A, Drawings No. AZ107 & No. AZ108.	
Show configuration of waste containers and compacting and sorting equipment in waste storage rooms.	Described in Sections 2.1 & 2.2, and illustrated in Appendix A, Drawings No. AZ107 & No. AZ108.	
Service Staging Description.	Described in Section 2.6.3.	
Indicate the location of the Bulky Waste Storage Areas.	Described in Sections 2.1 and 2.3, and illustrated in Appendix A, Drawings No. AZ107 & No. AZ108.	
Indicate how bins will be transported to the loading area.	Described in Section 2.6.3 and 3.1, shown as 'Service Walkway / Waste Movement Path.' Shown on Appendix A, Drawing No. AZ107.	

Oakville TOC Development
October 2024

1.0 Introduction

This document describes the Solid Waste Management Plan (Plan) developed for the proposed Oakville Transit Oriented Communities (TOC) site located at 166 South Service Road East in the Town of Oakville, Ontario.

Ontario's TOC program is a government initiative focused on creating lively, pedestrian-friendly, and sustainable urban areas near major transit stations. By combining residential, commercial, and public areas with transit infrastructure, the program aims to decrease car dependency, increase public transportation usage, and enhance overall accessibility. Additionally, it seeks to stimulate economic growth and promote the development of affordable housing.

This Plan is intended for municipal review during the developmental approvals process. R.J. Burnside & Associates Limited (Burnside) acknowledges that the existing design features minor deficiencies related to waste management operation, most of which have been identified with this submission. These deficiencies will be addressed in future iterations of the design. As such, the development's Site Plan is expected to change during the Zoning By-Law Amendment (ZBA) and / or Site Plan Approval (SPA) process. However, it is expected that the general methods of handling solid waste as expressed in this report will not require revision.

This report is based on the 'Issued for TOC' drawing package, dated September 20, 2024. Table 1 provides a list of drawings from this package, which are contained in Appendix A. These drawings showcase the developments solid waste management features for both residential and commercial waste.

Table 1: Appendix A Drawing List

Drawing No.	Drawing Title
AZ001	Context Plan & Project Statistics
AZ107	Level P1 Plan
AZ109	Level 1 – Ground Floor Plan
AZ401	West and North Elevations
AZ400	East and South Elevations

The proposed Oakville TOC development will feature:

- A total of 1,853 residential units.
- Tower 1 provides 30 units within podium levels 6 and 7, and 568 units on levels 8 through 50, for a total of 598 units.
- Tower 2 provides 26 units within podium levels 6 and 7, and 620 units on levels 8 through 55, for a total of 646 units.

Oakville TOC Development
October 2024

- Tower 3 provides 63 units within podium levels 3 through 8, and 546 units on levels 8 through 49, for a total of 609 units.
- A total of 6,266 m² of Non-Residential Gross Floor Area (GFA).
 - 1,231 m² of retail space located on the ground floors of Towers 2 and 3.
 - 5,035 m² of community space located on podium levels 1 through 3 between Towers 1 and 2, with no currently defined tenants.
 - Non-residential waste storage rooms are provided on the ground floor of each tower.
- 6 ½ levels of underground parking.
 - All three (3) Towers are connected at these parking levels.
- Each Tower has their own Residential Waste Storage Room.
 - Tower 1 has a Residential Waste Storage Room located on the ground floor.
 - Tower 2 and 3 each have their waste storage room located on the P1 level.
- All three Towers share a Collection Point (including loading and staging area) located on the ground level of Tower 1.

During discussions with Halton Region and comments received, they have indicated that all waste streams could be collected twice-per-week (or more frequently). The design of this development assumes each stream will be collected twice-per-week. From a building maintenance / operating perspective, the twice-per-week collection schedule is expected to be similar to once-per-week collection. Increasing beyond twice-per-week collections would increase operating costs.

As noted in comments from Halton Region staff, the development will not be eligible to receive non-residential waste collection services. Therefore, private collection must be arranged. The management of non-residential wastes is discussed in Section 3.0.

1.1 Design Resources

In preparing this Plan, Burnside has considered the following sources:

- Halton Region – ‘Development Design Guidelines for Source Separation of Solid Waste, Regional Official Plan Guidelines’, Version 1.0 dated June 2014;
- Development Application Comment Summary, containing Waste Management Comments from Halton Region, dated November 22, 2022 and updated February 1, 2022;
- Halton Region – Direct communications with Halton Region’s Multi-Residential Waste Diversion Coordinator;
- Halton Region – By-law No. 123-12 and No. 88-15;
- Waste Diversion Ontario – Continuous Improvement Fund (CIF) Report 219: Best Practices for the Storage and Collection of Recyclables in Multi-Residential Buildings, dated February 2011;
- Waste Diversion Ontario – Continuous Improvement Fund (CIF) Report 723: Multi-Residential Project Debriefing Series, dated March 14, 2014;

Oakville TOC Development
October 2024

- Resource Recovery and Circular Economy Act, 2016; and
- Ontario Food and Organic Waste Framework, dated April 2018.

1.1.1 Halton Region Guidelines

Halton Region's (Region) 'Development Design Guidelines for Source Separation of Solid Waste' document (hereinafter referred to as the 'Guidelines') outline the requirements to obtain approval for municipal waste collection services. Following the Guidelines provides some flexibility to address future solid waste management needs and programs. In addition, the Region's municipal waste collection services are preferred over private services when considering long term operating costs for the development.

Per the Region's comments dated November 22, 2022, this development will not receive non-residential collection services. Therefore, private collection must be arranged for non-residential waste. The management of non-residential waste is discussed in Section 3.0.

Based on the Guidelines, the residential portion of this development is expected to be compatible with Regional provided recycling, organics, and refuse collection. This waste management plan for the development is sufficiently flexible to allow future revision of Regional waste collection processes, including privatization and changes anticipated by the Resource Recovery and Circular Economy Act (RRCEA).

1.1.2 Other Considerations

In addition to the Region's Guidelines, Burnside considered Continuous Improvement Fund (CIF) Report 219 and Report 723 related to multiunit residential buildings for their waste management effectiveness. Both reports made recommendations for the design and operation of waste management systems for new multi-residential buildings. The findings of the CIF reports are consistent with Region Guidelines. Burnside has also studied the Ontario Food and Organic Waste Framework which outlines the objective of increasing resource recovery (from food and organic waste in particular) from multiunit residential buildings.

2.0 Residential Waste Management System Elements

2.1 Waste Storage Rooms

Towers 1, 2 and 3 provide residents with equal access for waste disposal. Tower 1 has its Residential Waste Storage Room located on the ground level, while Towers 2 and 3 have their Residential Waste Storage Room located on Level P1. These rooms are shown on their respective floor level drawings in Appendix A. In accordance with Sections 1.9.2 and 1.9.3 of the Guidelines, each Residential Waste Storage Rooms for this development will feature the following:

In accordance with Section's 1.9.2 and 1.9.3 of the Guidelines, the Residential Waste Storage Rooms for this development will feature the following:

- A chute system, consisting of three separate chutes for recyclables, organics, and garbage, to deliver waste to each tower's Residential Waste Storage Room.
 - The chute system will be accessible to all residential units via internal corridors.
 - Controls at chute access points include an interlock to prevent simultaneous access and access during maintenance.
- Each Residential Waste Storage Room will have a compactor to minimize the number of bins required for garbage storage.
- A dedicated Bulky Waste Storage Area has been incorporated within each Residential Waste Storage Room. These areas are a minimum of 10 m² in size. See additional details in Section 2.3.
- All waste storage rooms (including the non-residential waste storage room, see Section 3.0) will be locked and inaccessible to residents.
- All waste storage rooms will be rodent proof, properly ventilated, and include a hose bib and floor drain for periodically washing the room, equipment, and waste containers (carts and bins). Should it be necessary, odour and insect issues can be addressed by:
 - Increasing the cleaning efforts for the room and its equipment;
 - Adding odour neutralizer sprays in the waste room(s);
 - Increasing the ventilation (air changes per hour);
 - Adding an in-room air filter/odour control unit; and / or
 - Reducing the storage temperature (air conditioning).
- The width of the doors for all waste storage rooms will be a minimum of 2.2 metres.

2.2 Equipment Requirements

Three (3) chutes will lead recyclables, organic waste, and garbage into each Residential Waste Storage Room. The following equipment will be located under each chute:

- Recyclables chute: 4 yd³ front-load bins for storing recyclables.

Oakville TOC Development
October 2024

- Organics chute: 360 L semi-automated carts for storing organics waste¹.
- Garbage chute: A compactor that loads 3 yd³ front-load bins for storing garbage.

Waste storage container needs (bin counts), based on updated information from the Region's Multi-Residential Waste Diversion Coordinator², assume once-per-week collection as follows.

1. Recycling (loose):
 - 56 residential units can be serviced by one 4 yd³ front-lift bin.
2. Organics:
 - One 360 L (0.34 yd³) organics bin is required for every 25 residential units.
3. Garbage (compacted):
 - 54 residential units per 3 yd³ front-lift bin.

As noted in Section 1.0, the development has been designed to operate on a twice-per-week collection for all streams, meaning there is a maximum of four days between collection for any waste stream. Burnside has therefore reduced the container counts to 4/7^{ths}, rounded up to a whole number. Further detail on this collection schedule has been provided in Section 2.6.1.

Table 2 outlines the equipment requirements for each Residential Waste Storage Room based upon this twice per week collection schedule. Maintenance staff will check the bins daily to ensure those reaching capacity are exchanged for empty ones. They will also control access to the Residential Waste Storage Rooms as there are safety concerns associated with the chutes and the garbage compactor.

¹ May be replaced by 2 yd³ front-load bins in the future, should this be adopted by the Region.

² Garbage and recycling bin ratios were provided to Burnside via March 22, 2022, email from Halton Region's Multi-Residential Waste Diversion Coordinator, Andrew Suprun. These values update Halton's Guidelines.

Oakville TOC Development
October 2024

Table 2: Residential Waste Storage Room Equipment

Item	Stream/Use	Quantity		
		Tower 1 (598 Units)	Tower 2 (646 Units)	Tower 3 (609 Units)
4 yd ³ front-lift container	Recycling	8	8	8
360 L semi-automated carts	Organics	15	16	15
3 yd ³ front-lift container (compaction type)	Garbage (compacted)	8	8	8
Waste Compactor	Compacts garbage into front-lift bins	1	1	1
Bin Puller / Tractor	To move bins & (loaded) cart trailer	1		
Cart Trailer	To move carts	1		

Note:

1. Container counts (carts and bins) assume twice per week collection.
2. Container counts include one extra for continuous service during waste collection.

The Residential Waste Storage Room designs accommodate the spatial requirements for all equipment identified in Table 2 as shown in Appendix A. The room may provide flexibility to accommodate future changes to the development's solid waste management requirements such as:

- Storage space for any additional equipment required for solid waste management.
- A revised mixture of containers. For example, in the future, recycling could be stored in larger 6 yd³ front lift bins or organics could be stored in two 2 yd³ front lift bins.
- Producer Responsibility Organization(s) implementation of two-stream recyclables (e.g., separate fiber and containers) collection.

Per the Region's suggestion, one recycling bin will be designated for cardboard. Cardboard will be manually removed from the receiving bin (under the chute), flattened, and transferred to this designated container by site staff. Though not recognized in the Region's container requirements calculation (i.e., 4 yd³ bin serves 54 units), this effort is expected to substantially reduce storage requirements for all recyclables.

2.3 Bulky Waste Disposal

At least 10 m² storage space for bulky waste is provided as a designated area within each Residential Waste Storage Room. Bulky waste items such as used furniture, mattresses, appliances, etc. will be temporarily stored in this area. This material will be collected by the Region as coordinated by the Property Manager.

Residents with bulky waste will need to contact staff to collect these wastes or to have staff provide escorted access to these areas due to safety concerns associated with the garbage compactor unit in each room. This will help ensure that unacceptable wastes

Oakville TOC Development
October 2024

(see Section 2.5) or materials that are subject to a stewardship or a Product Care Association program (such as automotive tires, paints, and electronics) will not be left in the bulky waste storage area.

Halton Region also supplies a 40 yd³ roll-off bin twice per year for bulky waste collection. If required, this bin will be placed in an outdoor area of the development acceptable to Property Management Staff and the Region. Staff will contact the Region to coordinate the delivery and collection.

2.4 Grounds Keeping, Maintenance and Renovations

It is anticipated that waste generated by minor building maintenance activities, such as replacing broken fixtures, light bulbs, etc. (but excluding those noted in Section 2.5), can be accommodated in the waste room.

Grounds keeping is expected to be a contracted service. The service provider will remove the leaf and yard waste as part of their contract.

Construction contractors will typically undertake significant renovations or maintenance projects. It is expected that wastes generated during the work will be removed as part of their contract.

2.5 Materials Not Collected

Waste materials not accepted by the Region's three stream waste collection program will not be collected by the Region. Similarly, these materials will not be accepted nor stored in the Residential Waste Storage Rooms. Residents with Hazardous and Special Products (HSP, sometimes called Household Hazardous Waste) or Electronics and Electrical Equipment (EEE) are responsible for the storage and disposal of these materials.

Residents are to handle and dispose of all waste in accordance with Halton Region's requirements³. They may do so by using Return-to-Retailer programs or making use of the Halton Waste Management Site. Generally, the Halton Waste Management Site accepts all waste types, including those not collected by the development's waste management system. Residents must deliver their waste to the Halton Waste Management Site or retailer themselves.

The waste materials that are collected may change as Individual Producer Responsibility (IPR) stewardship programs are developed under the Resource Recovery and Circular

³ Information on how alternate waste streams must be disposed/recycled can be found on the Region's website, www.halton.ca/waste (accessed September 2024).

Oakville TOC Development
October 2024

Economy Act (RRCEA). For instance, the HSP program began in October 2021. Changes included additional take-back programs at retailers.

2.6 Waste Collection

All waste streams accumulated in each of the Residential Waste Storage Rooms (Section 2.1) and Bulky Waste Storage Areas (Section 2.3) of each Tower will be taken by maintenance staff to the shared loading /staging area (i.e., Collection Point), present on the ground level of Tower 1.

2.6.1 Collection Schedule

Based on Halton's ZBA comments and discussions with Halton staff, a preliminary collection schedule has been proposed to accommodate the overall development's significant size (number of residential units). Halton Region indicated that garbage could be collected three-times-per-week. However, to be conservative, the design assumes all streams would be collected twice-per-week. This reduces maintenance staff efforts and therefore operating costs. We are therefore assuming collection as follows:

- Recyclables – Tuesday and Friday
- Organics – Monday and Thursday
- Garbage – Monday and Thursday

The Region has told Burnside that if collection of two streams⁴ occurs on the same day (as proposed above), both streams must be awaiting collection in the staging area simultaneously. In the future, the Region may provide additional collection days, or morning collection of one stream and afternoon collection of the second stream. However, the schedule remains unknown until the Region begins collection services.

Further, the Blue Box Transition under the Resource Recovery and Circular Economy Act, Regulation 391/21, is scheduled to begin April 1, 2025, for the Town of Oakville. This may affect who collects recyclables and the Region's overall collection schedule.

Based upon the proposed collection schedule, the staging area is appropriately sized to accommodate organics carts and recycling bins, representing a 'worst-case' schedule as shown in Appendix A. The staging area is also sized to allow collection of organics and recycling or garbage on the same day, however same day collection of recycling and garbage cannot be accommodated.

Burnside assumes an acceptable non-residential waste collection schedule can be implemented that avoids conflicts with the Region's residential waste collection (see

⁴ We have assumed organics and either recycling or garbage. There is insufficient staging area to accommodate recycling and garbage bins at the same time.

Oakville TOC Development
October 2024

Section 3.0). Similarly, the collection schedule will accommodate future Blue Box material collection by the Producer Responsibility Organization without conflicts.

2.6.2 Loading / Staging Area Design

Waste from all three (3) Towers will be collected in one Collection Point, located on the ground floor of Tower 1.

The Collection Point is designed in accordance with the Region's Guidelines so that the residential waste collection service provider does not need to exit the vehicle to jockey bins or carts while collecting the waste. The Collection Point will feature:

- A loading area that is at least 6.0 m in width by 13 m in length
- A minimum 7.5 m overhead clearance in the collection area.
 - Having no overhead encumbrances (i.e., beams, sprinkler heads, etc.) below this height.
 - This vertical clearance is reduced for the majority of the Staging Area. Property management staff will be present to facilitate collection (see Section 2.6.3), to ensure bins are only collected within the 7.5 m clearance area.
- A +/- 2% grade.
- The ability to accommodate a 35,000 kg (35 tonnes)⁵ waste collection vehicle.

The Region's collection vehicle will be able to access the loading areas, as indicated in the Turning Plans attached as Appendix B, showing the minimum 13 metre centreline turning radii.

As shown on Table 1, recycling bins represent the worst-case staging area requirement for collection. The staging area is 185.7 m² in size, featuring sufficient space to store and maneuver the organics carts and recycling bins from all three (3) Towers during a single collection day. The layout of bins and carts awaiting collection in the staging area is illustrated on the ground level drawing (AZ108) in Appendix A.

2.6.3 Collection Method

On each collection day, prior to 7:00 a.m., maintenance staff will move containers from each Tower's waste storage room to the shared staging area on the ground level beside Tower 1. Containers (and bulky waste) will be moved from the Residential Waste Storage Room's of Towers 2 and 3 through the P1 level to one of the two (2) service elevators on the P1 level by building staff using a ride-on tractor⁶ or bin puller⁷ (see drawing no. AZ107 of Appendix A for the bin movement path, labelled as 'Service

⁵ Confirmation to be provided by others.

⁶ Such as <https://www.kubota.ca/products/BX80-Series> for example (accessed September 2024). Will be stored in the Residential Waste Storage Room of Tower 2 or 3.

⁷ Such as <https://www.djproducts.com/product/cartcaddyshorty/> (accessed September 2024).

Oakville TOC Development
October 2024

Walkway / Waste Movement Path'). A cart trailer will be used to move the 360 L organics carts to the staging area from Buildings 2 and 3. Bins and / or carts may also be temporarily staged outside of the service elevators by staff should they wish, in the designated 'Service Staging' area (sized 34 m²), located outside the two (2) service elevators used to transport wastes to / from the ground level staging area of Tower 1. The bins being moved to the staging area will be dependant on the waste stream being collected.

During collection, maintenance staff will assist in moving and positioning the containers to the collection vehicle. This will allow its driver to remain within the vehicle during collection, and not require multiple rows of bins in the staging area, positioned for collection (per Appendix 4 of the Guidelines, a minimum of 6 m width). Staff will then shuffle containers in the staging area as the tipping proceeds.

All waste containers will be returned to their respective Residential Waste Storage Rooms following collection.

While the waste containers are in the staging areas, there may not be containers available for resident use in the Residential Waste Storage Rooms. In this case, the chute system may be 'locked out' to prevent disposal of that waste type (or all wastes), depending on if there is an empty bin present during the time of collection. All residents will be made aware of the waste collection schedule so they can plan their disposal routine while minimizing waste stream contamination and maximizing diversion.

3.0 Non-Residential Waste Management

The Region has stated they will not provide waste collection for non-residential wastes generated by this development. As such, private collection will be arranged. Non-residential waste will be stored separately from residential waste within the various ground level Non-Residential Waste Storage Rooms, located on the ground level of each tower. Non-residential waste bins and carts will be labelled as such.

3.1 Storage Room & Equipment

Waste from the Potential Community Centre will be disposed in a shared Non-Residential Waste Room as they are generated. It is expected that retail wastes from Tower's 2 and 3 will be temporarily stored in a small closet using 360 L carts (or smaller) for each waste stream (i.e., recyclables, organic waste, and garbage) before they are transported to the shared Non-Residential Waste Storage Room. Retail waste storage rooms for Tower's 2 and 3 are located on the ground floor. Note that Waste Storage Rooms have been sized upon initial estimates and will be refined upon future design iterations once potential tenants are identified.

Additional efforts will be required to confirm movement pathways, however, it is expected that waste from Towers 2 and 3 retail spaces will first be transported via their Tower's service elevator to the P1 level. The waste will then travel through the P1 level using the 'Service Walkway' (annotated in drawing no. AZ107 of Appendix A), to the service elevator leading to the Collection Point.

This movement will be completed by the non-residential tenants either daily or once the cart(s) are filled.

Frequent collection may be required for odorous wastes generated by the potential tenants. Dedicated containers for these wastes would be labelled for identification by daycare operators and maintenance staff.

The Non-Residential Waste Room will be of a sufficient size to allow for the storage and maneuvering of multiple 360 L carts or front-lift bins for each waste stream, dependent on the operational requirements.

3.1.1 Using Front-lift Bins

Should front-lift bins be used for storage, a cart tipper⁸ may be required in the Non-Residential Waste Room to empty carts into front-lift bins.

⁸ A cart tipper such as one from Vestil Manufacturing Corp. or similar may be used (e.g., <https://www.vestil.com/product.php?FID=227>, accessed September 2024).

Oakville TOC Development
October 2024

The use of the room in this manner can be operated by either:

a) Non-Residential Tenants:

Tenants will bring their waste carts to the waste storage room and use the cart tipper to empty the cart into the appropriate front-lift bin. The tenant will then return their emptied cart to their (commercial unit) storage closet.

This option has the benefit of requiring the fewest carts. However, training must be provided to the tenant's staff for the safe use of the cart tipper.

b) Facility Maintenance:

Tenants will bring their filled waste carts to the waste storage room. There will be spare, empty carts in the room. The tenant will grab one of the spare carts and return to their (Non-Residential) unit, leaving their filled cart(s) in each designated waste storage room.

Facility maintenance staff will empty the filled carts using the cart tipper. The emptied carts will then be positioned for reuse by the tenants.

A minimum of two days of carts are recommended with this method. Tenant staff will not require training to operate the cart tipper.

3.1.2 Using Carts Only

If using only carts (no front-lift bins), then the tenants will:

- Deliver their filled carts to the room, and
- Grab an empty cart before returning to their (non-residential) unit.

This option is likely to require the highest number of carts compared to other options. Increasing collection frequency (i.e., recycling collection two times per week) would reduce the cart count. Some manual movement of waste to completely load partly filled carts may also reduce the number of carts required.

3.2 Collection Point and Waste Collection

Collection of Non-Residential waste will take place at the same Collection Point that is used for residential waste. Facility maintenance staff will be responsible for moving the front-lift bins or carts into the Waste Staging Area using the double doors that separate the staging area from the Waste Storage Room in the Potential Community Centre.

Private collection of non-residential waste will be scheduled so that it does not conflict with the Region's (residential) waste collection schedule.

4.0 Conclusions

From the research completed in preparing this report, Burnside believes that the Oakville TOC site, located at 166 South Service Road East, has a waste management system that operates in a safe, functional, and accessible manner, compatible with the Region's residential waste collection system. Furthermore, the development's design provides the flexibility required to address future solid waste management systems.

Burnside will work with the architectural team to ensure the site's design considers the Region's waste management Guidelines and addresses any municipal comments when preparing future submissions.



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Appendix A

Architectural Plans

PROJECT & ZONING INFO

ZONING REQUIREMENTS table with sections for SITE, GFA, FSI, RESIDENTIAL AMENITY, VEHICULAR PARKING, and BICYCLE PARKING. Includes columns for TYPE, NOTES, PROVIDED, and PROVIDED (%).

CONTEXT PLAN



DRAWING NOT TO BE SCALED

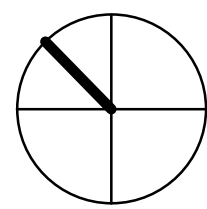
Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

ISSUED

2024-03-26 ISSUED FOR ZBA

2024-09-20 ISSUED FOR TOC



REFER TO BA GROUP'S FEBRUARY, 2024 TRAFFIC IMPACT STUDY (TIS) REPORT FOR DISCUSSION RELATED TO REQUIRED/PERMITTED PARKING RATES VS. PROPOSED PARKING RATES INDICATED ON THIS SHEET

PROJECT STATISTICS

Large table with multiple columns detailing project statistics. Sections include UNDERGROUND, ABOVE GRADE, and a detailed breakdown by tower (Tower 1, Tower 2, Tower 3). Columns include YFA, Residential, Retail, Commercial, GFA Total, Indoor Amenity, Outdoor Amenity, and Total Residential Unit Count.

*** Areas in square feet are for reference only.

Sweeny&Co Architects

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PROJ. NAME 166 South Service Road South Service Road & Trafalgar

OWNER TOC Development

DWG TITLE Context Plan & Project Statistics

DATE: 2024-09-20

SCALE: 1 : 1

DRAWN: LB

CHECKED: AG

PROJ. No.: 2128

DWG No.

AZ001

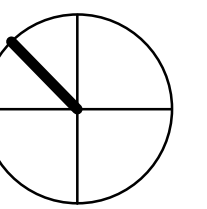
DRAWING NOT TO BE SCALED

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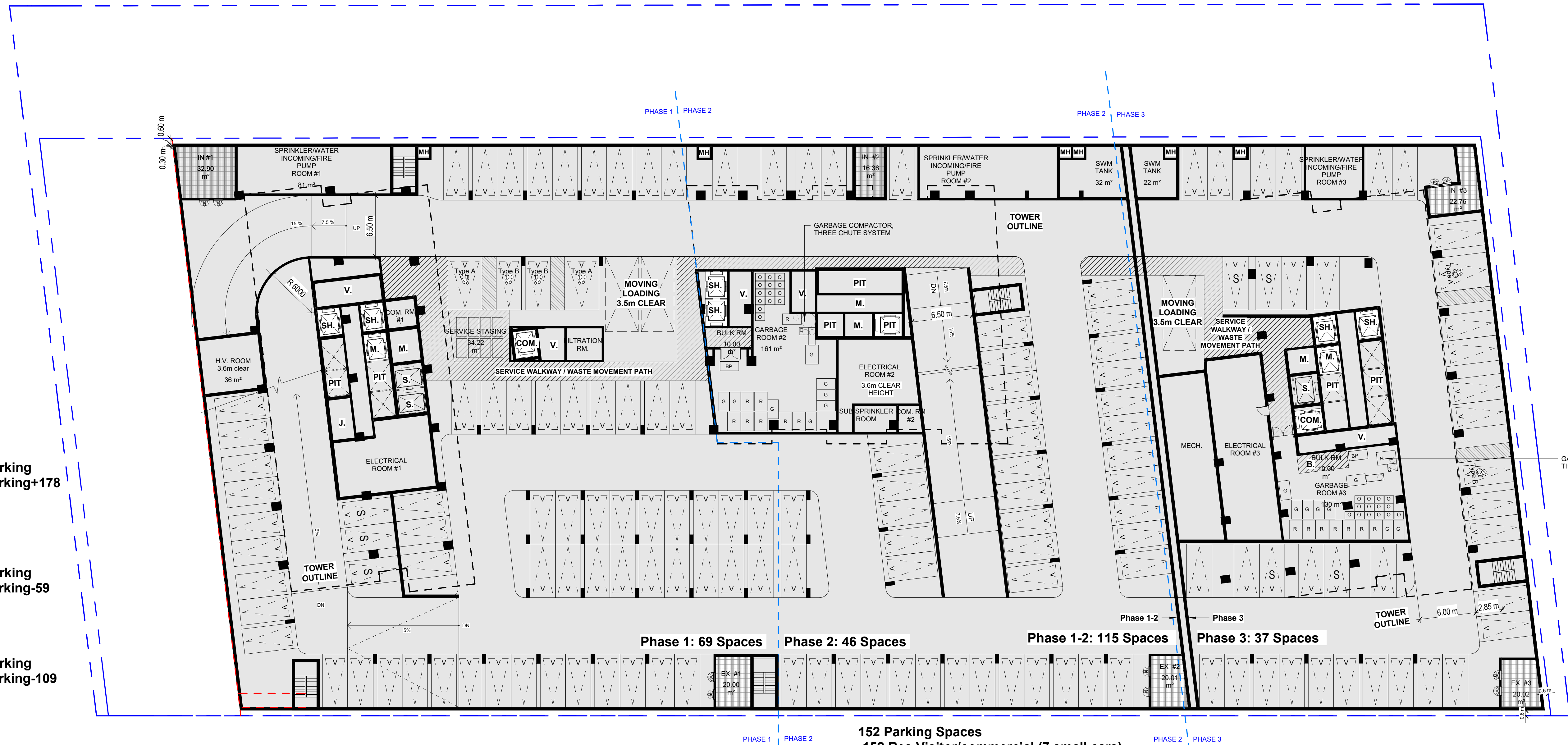
ISSUED

2024-03-26 ISSUED FOR ZBA
2024-09-20 ISSUED FOR TOC



SITE SYMBOL LEGEND:

- RESIDENTIAL ENTRANCE (TOWER)
- EXISTING OFFICE ENTRANCES
- SERVICE ENTRANCE
- AMENITY ENTRANCE
- PRIVATE TERRACE
- OUTDOOR AMENITY
- GREEN ROOF
- CANOPY
- +123.45 EX EXISTING GRADES
- 123.45 PROPOSED GRADES
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- PROPERTY LINE
- E-BIKES
- G GARBAGE BIN
- R RECYCLING BIN
- O ORGANIC BIN
- B BULKY WASTE STORAGE (MIN. 10HP)
- J JANITOR CLOSET
- COM. COMMERCIAL ELEVATOR
- M MOVING ELEVATOR / MOVING ROOM
- S SERVICE ELEVATOR
- SH SHUTTLE ELEVATOR
- V VESTIBULE



T1=598units
598x.5=299
598x.15=90
Required=389 Parking
Provided=567 Parking+178

T2=646units
646x.5=323
646x.15=97

Required=420 Parking
Provided=361 Parking-59

T3=609 units
609x.5=305
609x.15=91
Required=396 Parking
Provided=287 Parking-109

Phase 1: 69 Spaces Phase 2: 46 Spaces Phase 1-2: 115 Spaces Phase 3: 37 Spaces

152 Parking Spaces
-152 Res Visitor/commercial (7 small cars)

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PROJ. NAME
166 South Service Road
South Service Road & Trafalgar

OWNER
TOC Development

DWG TITLE
Level P1

DATE: 2024-09-20
SCALE: 1:250
DRAWN: LB
CHECKED: AG
PROJ. No.: 2128 DWG No.

AZ107

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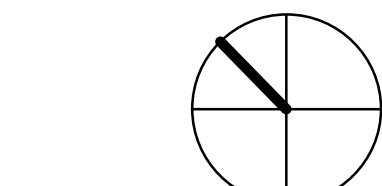
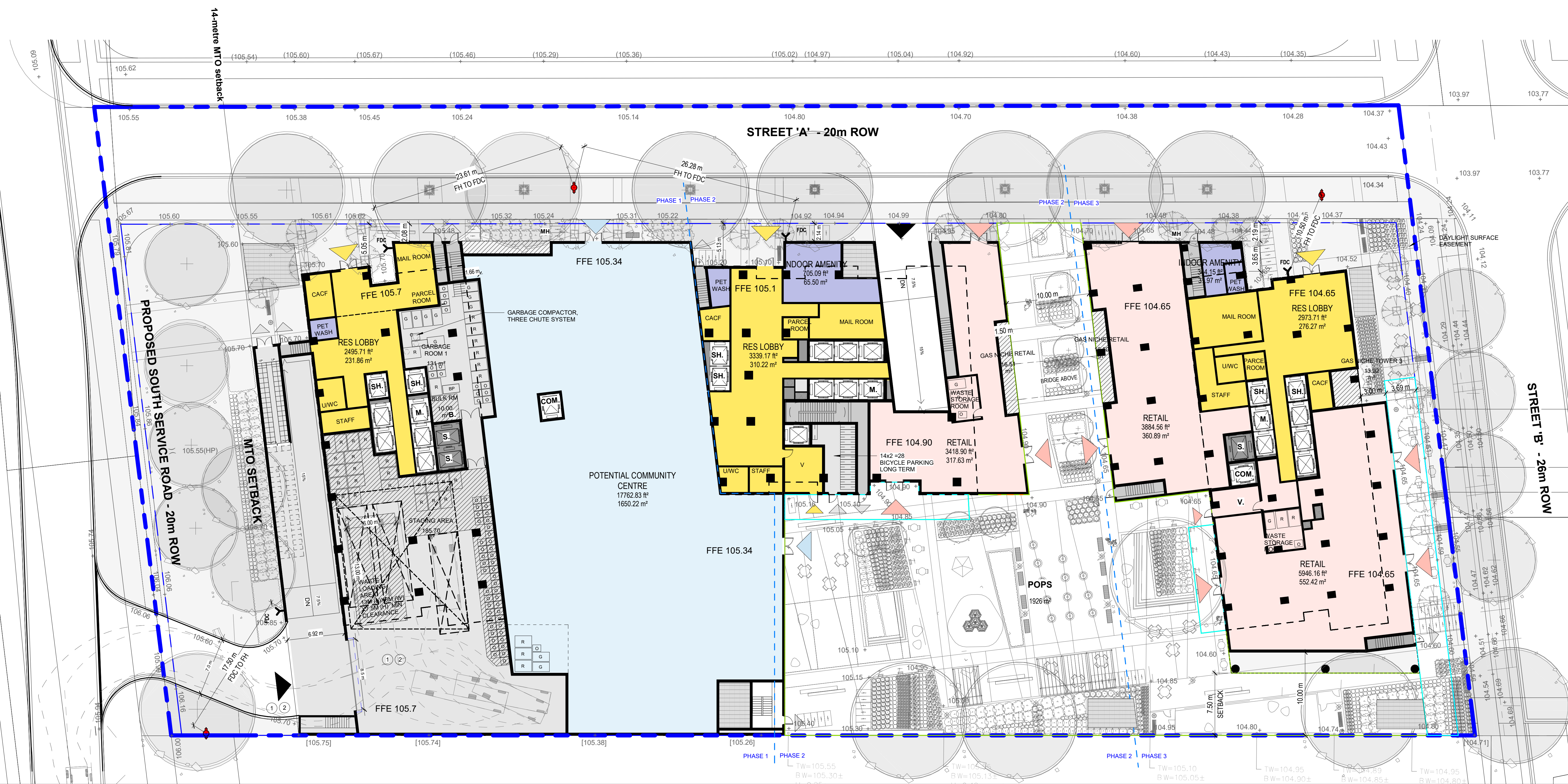
2024-03-26 ISSUED FOR ZBA

2024-09-20 ISSUED FOR TOC

GR PLAN NOTES

Note Number	Note Text
1	WEIGHT CAPACITY OF LOADING AREA (35,000 KG)
2	LOADING AREA HAS +/- 2% GRADE

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SITE SYMBOL LEGEND:

- RESIDENTIAL ENTRANCE (TOWER)
- EXISTING OFFICE ENTRANCES
- SERVICE ENTRANCE
- AMENITY ENTRANCE
- PRIVATE TERRACE
- OUTDOOR AMENITY
- GREEN ROOF
- CANOPY
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
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- JANITOR CLOSET
- COMMERCIAL ELEVATOR
- MOVING ELEVATOR / MOVING ROOM
- SERVICE ELEVATOR
- SHUTTLE ELEVATOR
- VESTIBULE

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PROJ. NAME
166 South Service Road
South Service Road & Trafalgar

OWNER
TOC Development

DWG TITLE
Level 1 - Ground Floor Plan

DATE: 2024-09-20
SCALE: 1:250
DRAWN: LB
CHECKED: AG
PROJ. No.: 2128

DWG No.
AZ108

DRAWING NOT TO BE SCALED

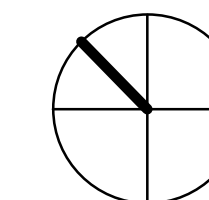
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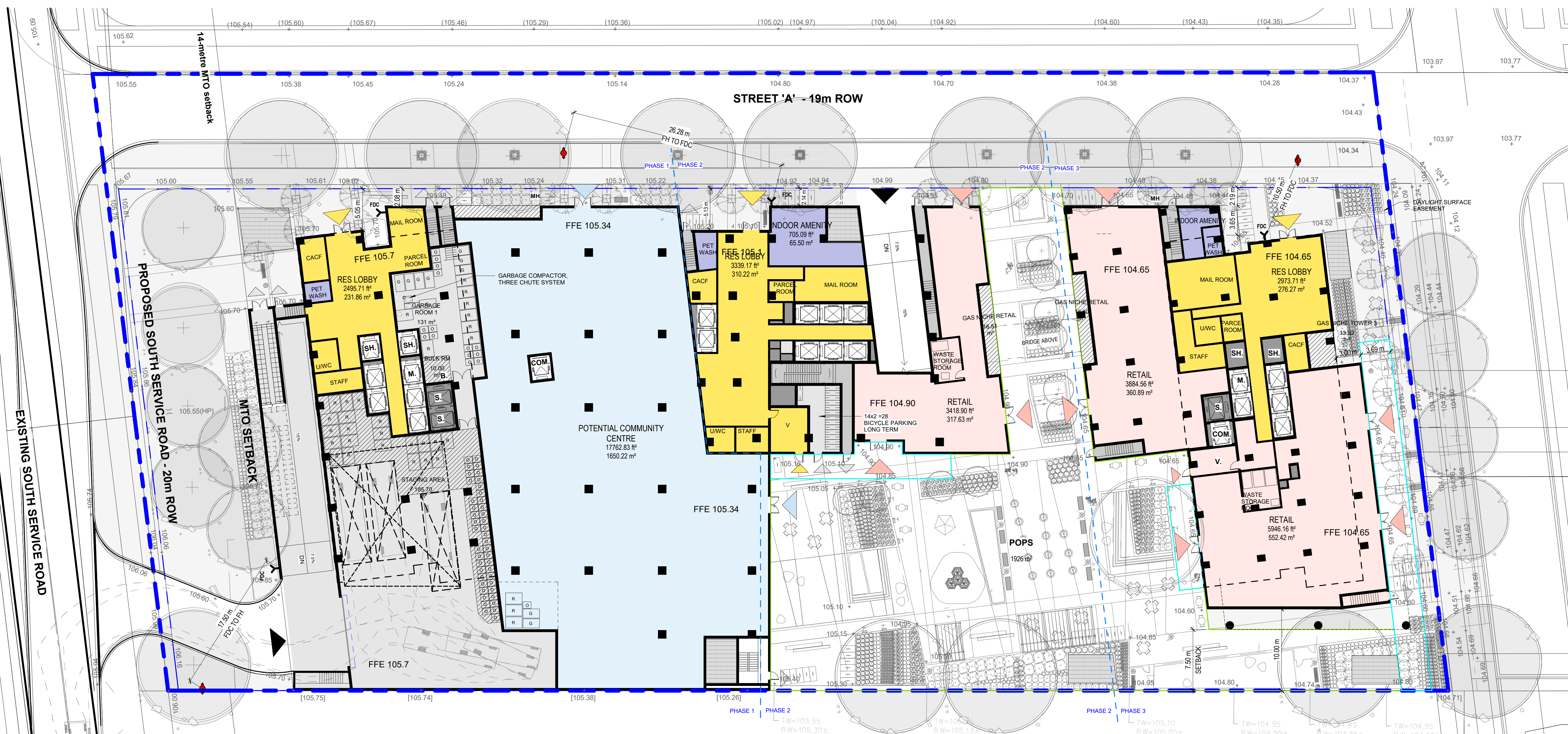
2024-03-26 ISSUED FOR ZBA
2024-09-20 ISSUED FOR TOC

GR PLAN NOTES	
Note Number	Note Text
1	WEIGHT CAPACITY OF LOADING AREA (35,000 KG)
2	LOADING AREA HAS +/- 2% GRADE



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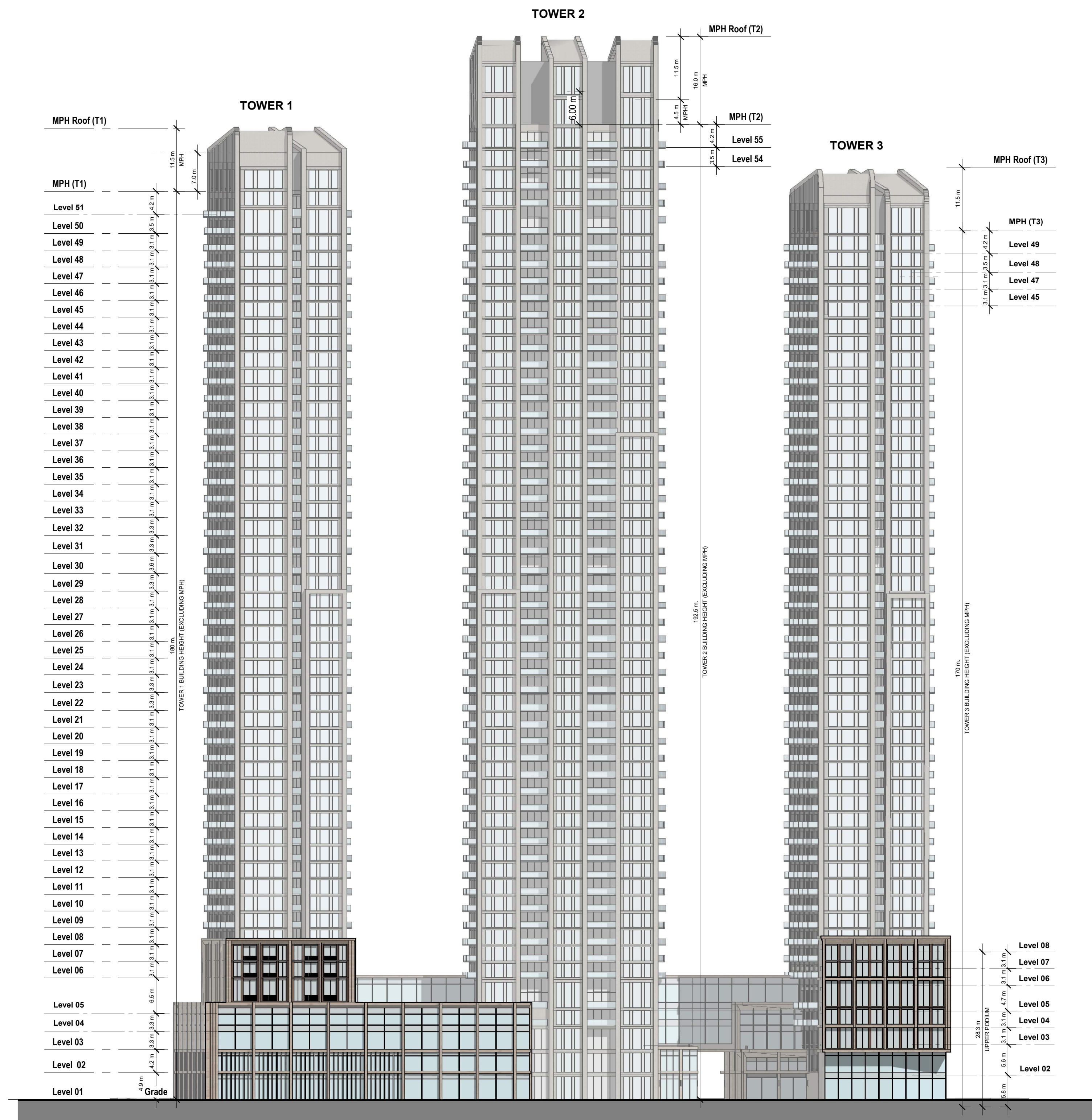
PROJ. NAME
166 South Service Road
South Service Road & Trafalgar

OWNER
TOC Development

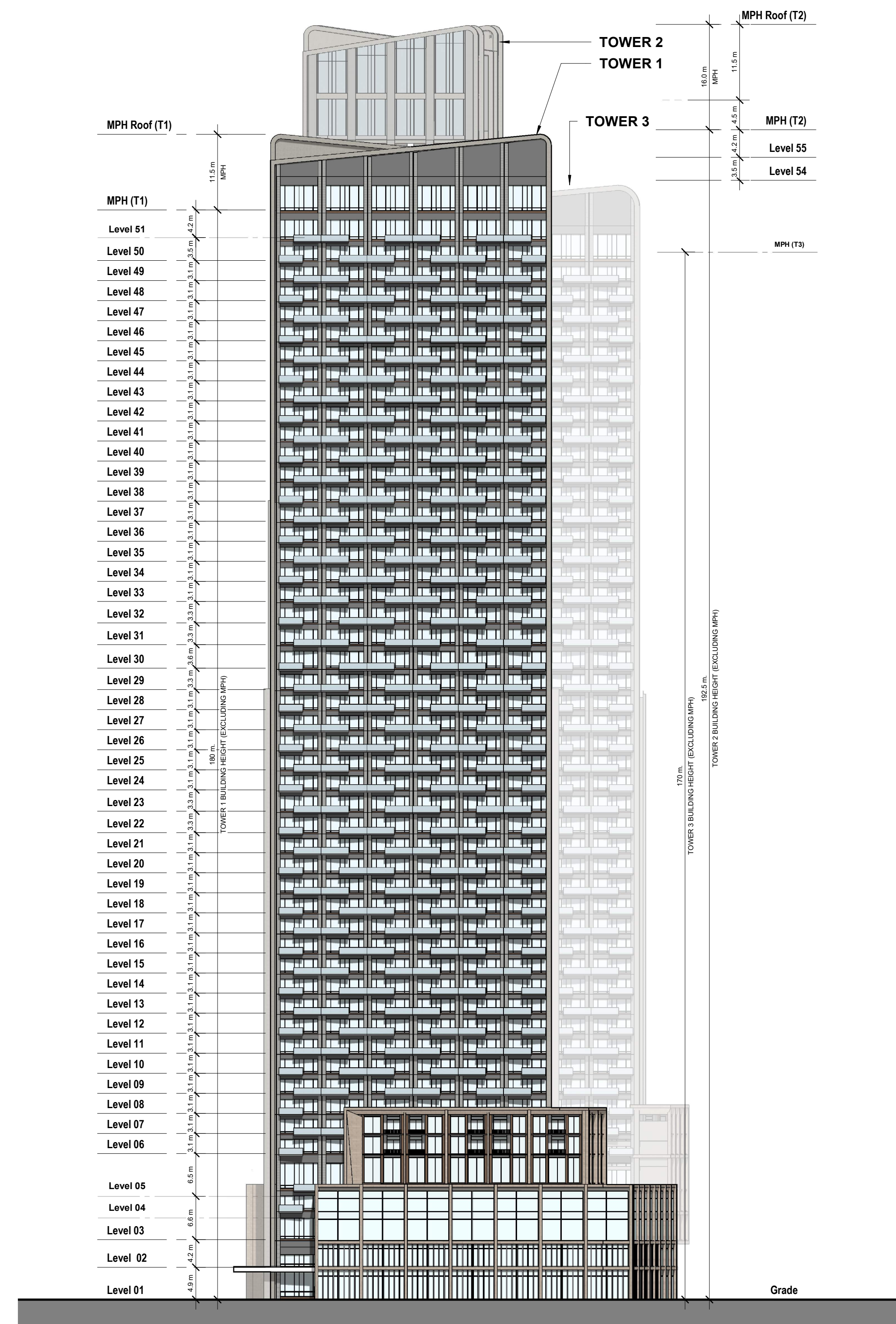
DWG TITLE
Level 1 - Ground Floor Plan - Interim Road

DATE: 2024-09-20
SCALE: 1 : 250
DRAWN: LB
CHECKED: AG
PROJ. No.: 2128

DWG No.
AZ109



1 ZBA_Building Elev_West
AZ401 1:500



2 ZBA_Building Elev_North
AZ401 1:500

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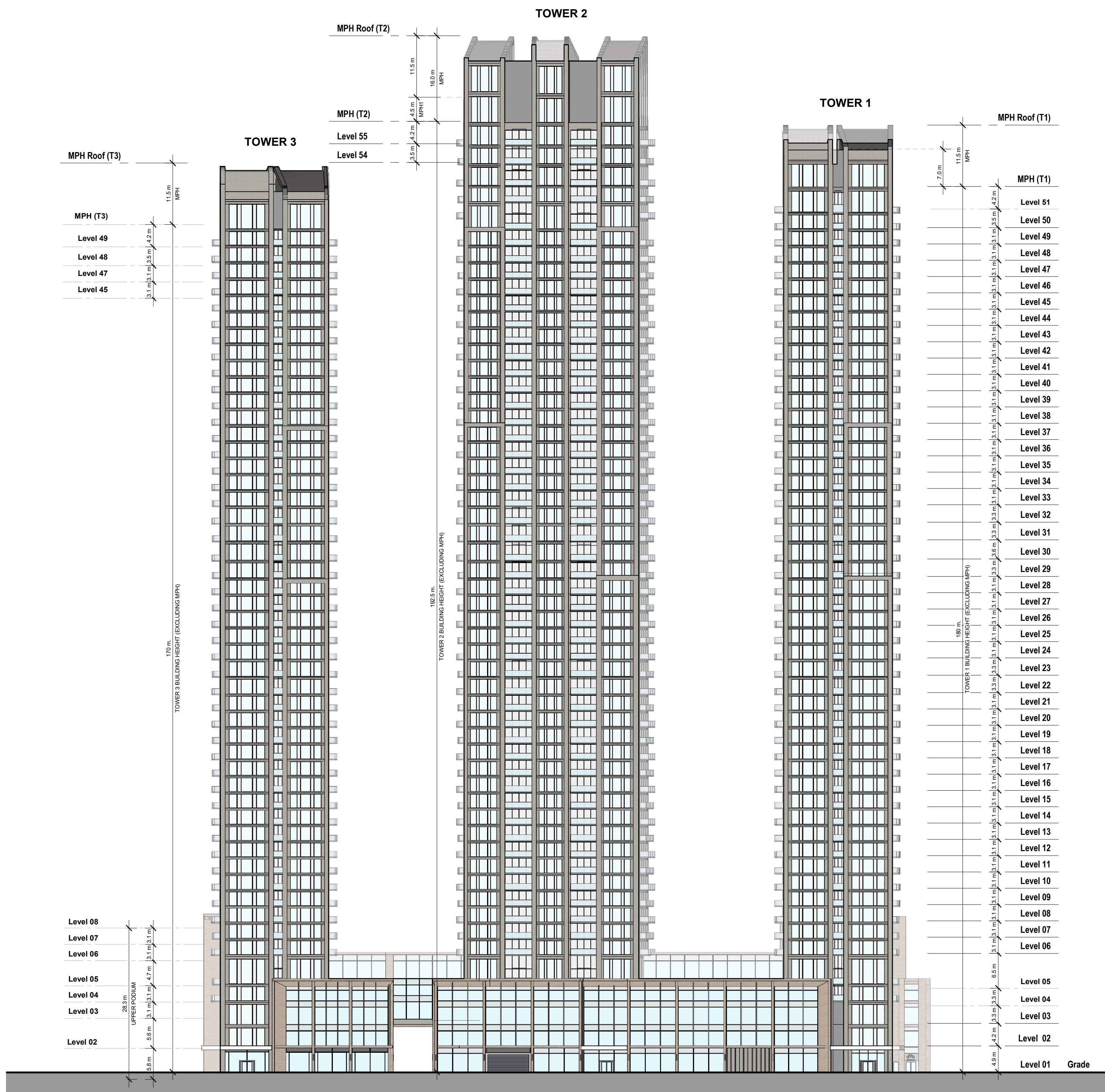
OWNER
TOC Development

DWG TITLE
Building Elevations (West and North)

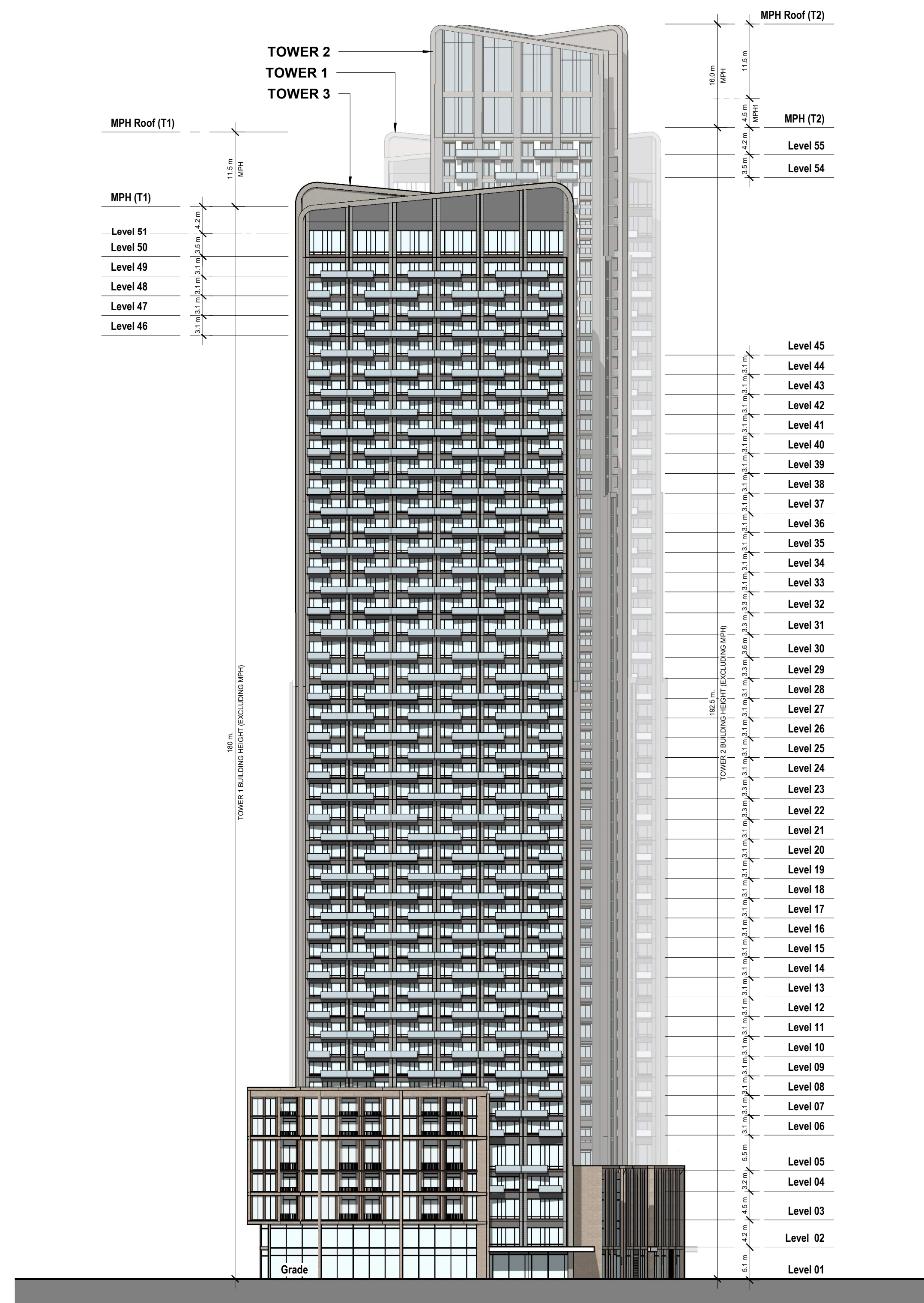
DATE: 2024-09-20
SCALE: 1:500
DRAWN: LB
CHECKED: AG
PROJ. No.: 2128

DWG No.

AZ401



1 ZBA_Building Elev_East
AZ400 1 : 500



2 ZBA_Building Elev_South
AZ400 1 : 500

DRAWING NOT TO BE SCALED

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2024-09-20 ISSUED FOR TOC

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PROJ. NAME
166 South Service Road
South Service Road & Trafalgar

OWNER
TOC Development

DWG TITLE
Building Elevations (East and South)

DATE: 2024-09-20

SCALE: 1 : 500

DRAWN : LB

CHECKED : AG

PROJ. No.: 2128

DWG No.

AZ400



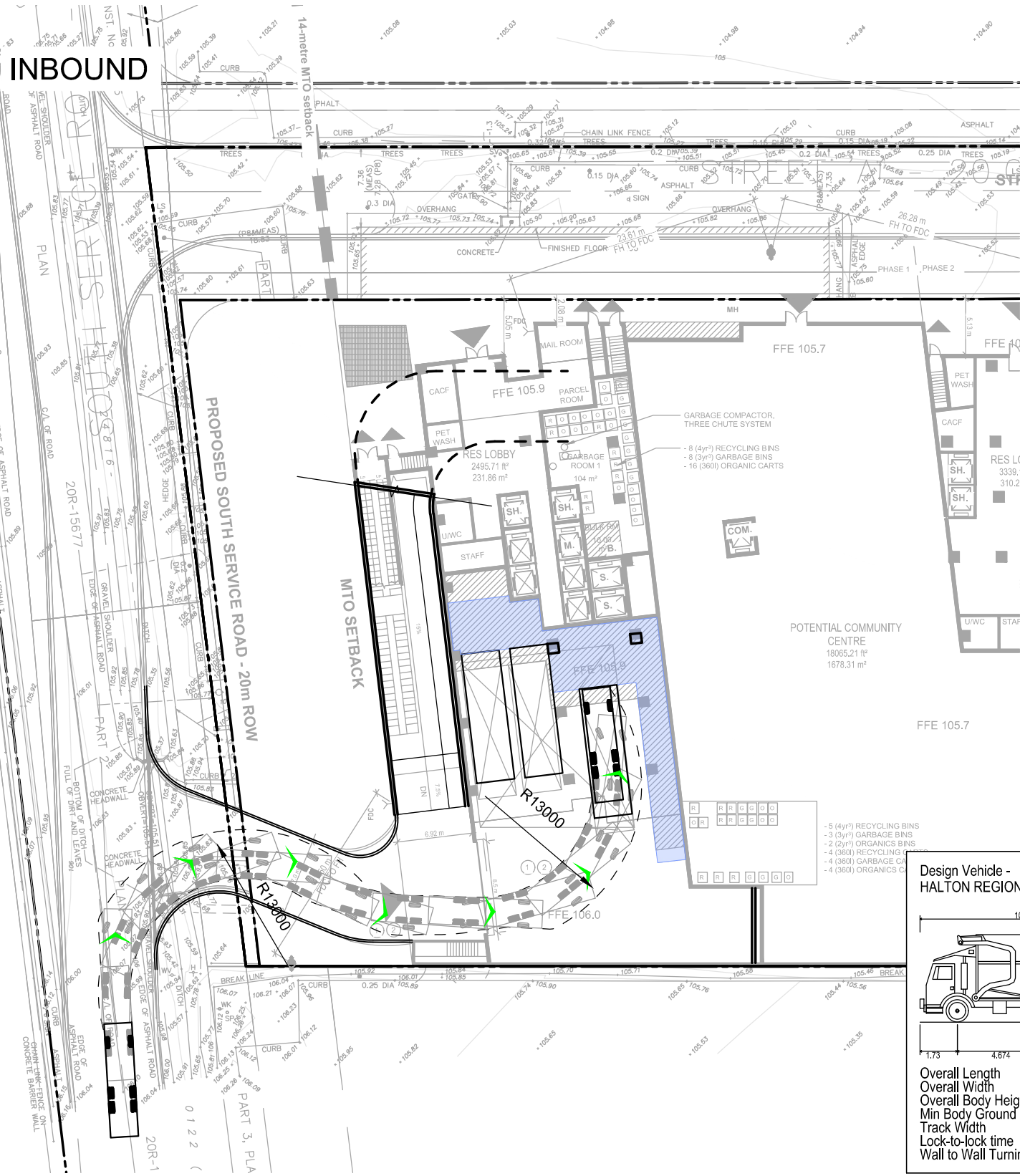
BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

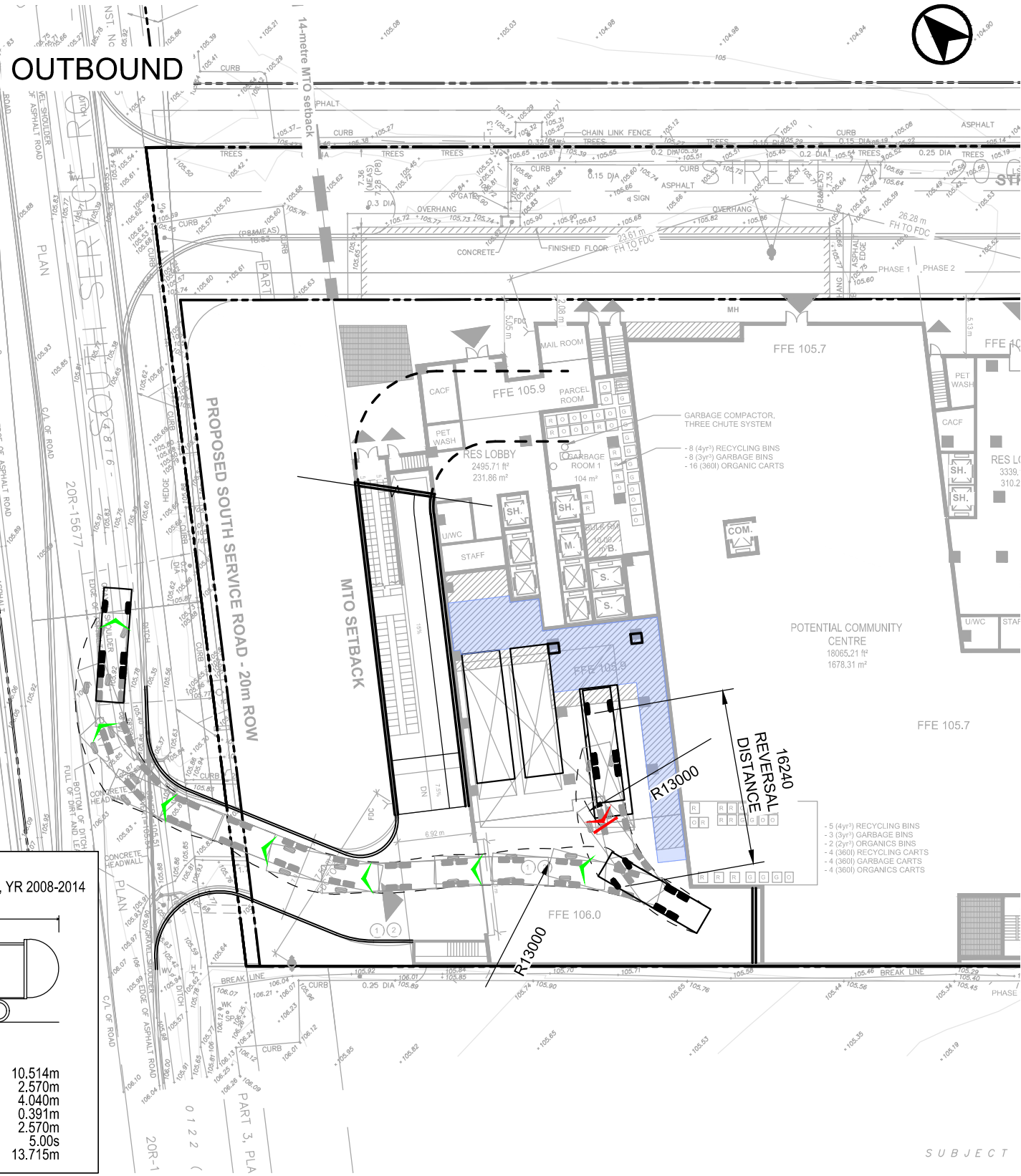
Appendix B

Waste Collection Vehicle Turning Path Analysis

INBOUND



OUTBOUND



Design Vehicle - HALTON REGION GARBAGE, YR 2008-2014

Overall Length	10.514m
Overall Width	2.570m
Overall Body Height	4.040m
Min Body Ground Clearance	0.391m
Track Width	2.570m
Lock-to-lock time	5.00s
Wall to Wall Turning Radius	13.715m



166 SOUTH SERVICE ROAD VEHICLE MANOEUVRING DIAGRAM HALTON REGION GARBAGE TRUCK

Project: 166 SOUTH SERVICE RD
Project No. 8078-03
Date: September 18, 2024
Revised: --

Scale: 1:500

Drawing No. **VMD-01**

