



**BURNSIDE**

**590 Argus Road, Oakville ON  
ZBA Application  
Solid Waste Management Plan**

**590 Argus LP  
90 Wingold Avenue, Unit 1  
Toronto, ON M6B 1P5**



**BURNSIDE**

**590 Argus Road, Oakville ON  
ZBA Application  
Solid Waste Management Plan**

**590 Argus LP  
90 Wingold Avenue, Unit 1  
Toronto, ON M6B 1P5**

**R.J. Burnside & Associates Limited  
1465 Pickering Parkway Suite 200  
Pickering ON L1V 7G7 CANADA**

**March 2024  
300056000.0000**

**590 Argus LP**

590 Argus Road, Oakville ON  
March 2024

**Distribution List**

No. of Hard Copies	PDF	Email	Organization Name
0	Yes	Yes	590 Argus LP
0	Yes	Yes	Teeple Architects Inc.

**Record of Revisions**

Revision	Date	Description
0	February 22, 2023	Initial submission to Client
1	February 28, 2023	Revised for ZBA Submission
2	March 22, 2023	Revised for updated Architectural Plans
3	March 22, 2024	Revised for updated Architectural Plans

**R.J. Burnside & Associates Limited**

**Report Prepared  
By:**



Christian Jordan, B.Sc.  
Project Manager  
CJ/RZ:cv

**Report Reviewed  
By:**



James R. Hollingsworth, P.Eng.  
Solid Waste Specialist  
JRH:cv

## Table of Contents

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

**1.0 Introduction..... 2**

**2.0 Waste Management System Requirements ..... 4**

    2.1 Residential Waste Storage Rooms ..... 4

    2.2 Residential Waste Equipment Requirements ..... 4

    2.3 Collection Point and Waste Collection ..... 7

**3.0 Commercial Waste Management ..... 10**

    3.1 Storage Room & Equipment ..... 10

        3.1.1 Using Front-lift Bins ..... 10

        3.1.2 Using Carts Only ..... 11

    3.2 Collection Point and Waste Collection ..... 11

**4.0 Conclusions ..... 12**

### Tables

Table 1: Residential Waste Storage Room Equipment ..... 6

### Appendices

- Appendix A Site Plan and Statistics
- Appendix B Waste Room and Loading Area Plans
- Appendix C Waste Collection Vehicle Turning Path Analysis



590 Argus Road, Oakville ON  
March 2024

## Disclaimer

Other than by the addressee, copying or distribution of this document, in whole or in part, is not permitted without the express written consent of R.J. Burnside & Associates Limited.

In the preparation of the various instruments of service contained herein, R.J. Burnside & Associates Limited was required to use and rely upon various sources of information (including but not limited to: reports, data, drawings, observations) produced by parties other than R.J. Burnside & Associates Limited. For its part R.J. Burnside & Associates Limited has proceeded based on the belief that the third party/parties in question produced this documentation using accepted industry standards and best practices and that all information was therefore accurate, correct and free of errors at the time of consultation. As such, the comments, recommendations and materials presented in this instrument of service reflect our best judgment in light of the information available at the time of preparation. R.J. Burnside & Associates Limited, its employees, affiliates and subcontractors accept no liability for inaccuracies or errors in the instruments of service provided to the client, arising from deficiencies in the aforementioned third party materials and documents.

R.J. Burnside & Associates Limited makes no warranties, either express or implied, of merchantability and fitness of the documents and other instruments of service for any purpose other than that specified by the contract.

590 Argus Road, Oakville ON  
March 2024

## Waste Management Comment-Location Matrix

Requirement	Report Location	Notes
Set out and collection locations for residential and commercial units	Sections 2.3 & 3.0	
Staging Area Bin Configuration Figure	Appendix B, Figure 4	
Residential and/or Commercial Floors and Units	Section 1.0	
Number and Size of Waste Receptacles	Section 2.2	
Configuration of Waste Containers, Compacting and Sorting Equipment	Appendix B, Figures 1, 2, & 3	
Flow of Receptacles from the Waste Storage Room to Loading Area	Described in Sections 2.3 & 3.0, Illustrated in Appendix B, Figure 6	
Truck Turning Plan Showing Waste Collection Route (to and from Municipal Road)	Appendix C	
Turning Radius of 13 m from the Centreline	Illustrated in Appendix C	
Maximum 18 m Reversal Distance	Illustrated in Appendix C	Slight Exceedance
Loading Area Overhead Clearance of 7.5 metres	Described in Section 2.3 Illustrated in Appendix A, Level 1 Plan (No. A204).	
Number of Organics Carts (360 L) Required for the Site	Section 2.2	
Collection Point Level (+/- 2%)	Section 2.3, Appendix A, Waste Management & Loading Plan (No. A112), Note 7.	
Weight Capacity of Loading Area (35,000 kg)	Section 2.3, Appendix A, Waste Management & Loading Plan (No. A112), Note 5.	
Loading Area Width Required (6 metres)	Section 2.3, Appendix A, Waste Management & Loading Plan (No. A112), Note 6.	Type C loading area will not be in use during collection periods, meeting required width
Head-On Approach (Minimum 18 m)	Appendix C (figure VMD-01)	
Door Width for Bin Passage (min. 2.2 metres)	Appendix A, Waste Management & Loading Plan (No. A112), Note 10	
Sufficient Storage for all Waste Receptacles	Appendix B, Figures 1, 2, & 3	

590 Argus Road, Oakville ON  
March 2024

## 1.0 Introduction

This document describes the preliminary Solid Waste Management Plan (Plan) developed for the proposed 590 Argus Road mixed-use development located in the Town of Oakville, Ontario. This Plan is intended for municipal review during the Zoning By-Law Amendment (ZBA) process. The development's Site Plan may change during the ZBA process and prior to Site Plan Approval (SPA) / construction, though it is currently expected that the methods of handling solid waste as expressed in this report will not require revision. This report will be developed further during SPA, featuring further specifics and operational detail.

This report is based on the 'Issued for OPA/ZBA – 2<sup>nd</sup> Submission' drawing package, dated March 20, 2024. The 'Building Statistics' (Drawing No. A001) has been attached as Appendix A while the 'Level P1 Plan' (Drawing No. A205) and 'Level 1 Plan (Drawing No. A206) drawings from this set have been attached as Appendix B. These parts of the drawing set describe the development's solid waste management features for both residential and commercial waste.

The 590 Argus Road development will provide:

- 1,842 residential units.
  - Tower A will be 45-storeys<sup>1</sup> and will contain 544 residential units.
  - Tower B will be 50-storeys and will contain 607 residential units.
  - Tower C will be 57-storeys and will contain 691 residential units.
- 2,534 m<sup>2</sup> Gross Floor Area (GFA) of commercial space
  - The ground floor of Tower A provides 431 m<sup>2</sup>.
  - The ground floor of Tower B provides 439 m<sup>2</sup>.
  - The ground floor of Tower C provides 605 m<sup>2</sup>.
  - Level 2 of Tower C provides 1,060 m<sup>2</sup>.
- Six-levels of underground parking (i.e., Levels P1 to P6).
  - All three Towers are connected at these parking levels.
- Each Tower has their own residential waste storage room located at Level P1.
- A commercial waste storage room is located on the ground floor of Tower A
- All three Towers share a Collection Point (including loading and staging area) in Tower A.

In preparing this report, 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;
- Pre-Consultation Meeting notes from Halton Region dated December 7, 2022;

---

<sup>1</sup> All floor counts include the six-storey podium that is shared by all three Towers.

590 Argus Road, Oakville ON  
March 2024

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

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.

During the December 7, 2022, ZBA application meeting with Region staff, we were informed the development will not receive commercial waste collection services. Therefore, private collection must be arranged. The management of commercial wastes is discussed in Section 3.0.

## **2.0 Residential Waste Management**

### **2.1 Residential Waste Storage Rooms**

Towers A, B and C provide residents with equivalent waste disposal service. Each Tower has its own Residential Waste Storage Room located on Level P1. 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 will be used to deliver these wastes to the Residential Waste Storage Rooms.
  - 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 Bulky Waste Storage Room is located near each Residential Waste Storage Room. These rooms will be a minimum of 10 m<sup>2</sup> in size.
- All waste storage rooms (both for residential waste and commercial waste – see Section 3.0) will be locked and inaccessible to residents.
- All waste storage rooms, including bulky 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); and / or
  - Reducing the storage temperature (air conditioning).
- The width of the doors for all waste storage rooms will be enough to accommodate the size of all required waste containers, a minimum of 2.2 metres in width.

### **2.2 Residential Waste Equipment Requirements**

Three 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 yd<sup>3</sup> front-load bins for storing recyclables.
- Organics chute: 360 L semi-automated carts for storing organics waste.
- Garbage chute: A compactor that loads 3 yd<sup>3</sup> front-load bins for storing garbage.

590 Argus Road, Oakville ON  
March 2024

Burnside has determined waste storage container needs (bin counts) from the Guidelines and details provided via direct communications<sup>2</sup> with the Region's Multi-Residential Waste Diversion Coordinator.

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

The collection schedule is unknown. Therefore, bin counts have been shown for once per week and twice per week collection. For once per week, we assume each waste stream is collected on its own day. For twice per week collection, two streams may be collected on one day – either organics & recycling or organics & garbage, but not recycling & garbage. More details about the development's collection schedule is discussed in Section 2.6.1.

Table 1 outlines the equipment requirements for each Residential Waste Storage Room. 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 Room as there are safety concerns associated with the chutes and the garbage compactor.

---

<sup>2</sup> 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.

590 Argus Road, Oakville ON  
March 2024

**Table 1: Residential Waste Storage Room Equipment**

Item	Stream/Use	Quantity <sup>†</sup>					
		Tower A (544 Units)		Tower B (607 Units)		Tower C (691 Units)	
		1/week	2/week	1/week	2/week	1/week	2/week
4 yd <sup>3</sup> front-lift container	Recycling	11	7	12	8	14	9
360 L semi-automated carts	Organics	23	14	26	15	29	17
3 yd <sup>3</sup> front-lift container	Garbage (compacted)	12	7	13	8	14	9
Waste Compactor	Compacts garbage bins	1		1		1	
Bin Puller / Tractor	To move bins & cart trailer	1 (shared)					
Cart Trailer	To move carts	1 (shared)					

† Includes additional container for each stream, for each tower, to allow continuous service during collection.

The current design for each Residential Waste Storage Room not only meets these spatial requirements for all equipment, but also includes additional space to provide flexibility to accommodate future waste management needs and facilitate more efficient bin movements.

### 2.3 Bulky Waste Disposal

At least 10 m<sup>2</sup> storage space for bulky waste is provided as a separate room near 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 contact staff to collect these wastes or to have staff provide escorted access to these areas. This will help ensure that unacceptable wastes (see Section 2.5) or materials that are subject to a stewardship program or a Product Care Association (such as automotive tires, paints, and electronics) will not be left in the bulky waste storage area.

Halton Region also supplies a 40 yd<sup>3</sup> 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.

590 Argus Road, Oakville ON  
March 2024

## 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 requirements<sup>3</sup>. 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 Economy Act (RRCEA). For instance, the HSP program began in October 2021. Changes included additional take-back programs at retailers.

## 2.6 Waste Removal

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 floor of Tower A.

---

<sup>3</sup> Information on how alternate waste streams must be disposed/recycled can be found on the Region's website, [www.halton.ca/waste](http://www.halton.ca/waste) (accessed March 2024).



590 Argus Road, Oakville ON  
March 2024

### 2.6.1 Collection Schedule

As noted in Section 2.2, the collection schedule for the development is unknown. Based on discussions with Halton staff regarding a similar, nearby Distrikt project, twice-per-week collection may be implemented. Halton staff indicated that two streams – assumed to be either organics and recycling or organics and garbage – must be awaiting collection in the staging area by 7:00 AM. Halton is currently unable to schedule trucks for morning and afternoon collections but may be able to do so, or provide additional collection days, in the future. 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 occur April 1, 2025, for the Town of Oakville. This may affect who collects recyclables and the Region's overall collection schedule.

The current design of the loading / staging area will accommodate either once-per-week or twice-per-week collection. The container staging for both options is shown in Appendix B, drawing A206. As containers are emptied, they will be moved to the area near the "Waste Elevator". This frees up space to cycle through the remaining containers (including for twice-per-week collection schedules, regardless of the waste stream collected first). Building maintenance staff will assist with the tipping process. The driver will not be required to exit the collection vehicle.

Burnside assumes an acceptable residential collection schedule can be developed such that commercial waste collection by private waste collectors will occur at different times (see Section 3.0.).

### 2.6.2 Loading / Staging Area Design

Recyclables, organics, and garbage from all three Towers will be collected in one Collection Point, located on the ground floor of Tower A. The Collection Point will feature:

- A loading area 4.0 m in width by 13.0 m in length with an overhead clearance of 7.5 m.
  - While restricted to 4.0 m width, there is additional space in the loading bay. If needed, the driver will be able to complete a circle-check of the vehicle, even with both driver and passenger doors open.
  - The 7.5 m overhead clearance has no encumbrances such as, beams, sprinkler heads, etc.
- A +/- 2% grade.
- Will support a 35,000 kg (35 tonnes) waste collection vehicle.  
Sharing of the waste loading space will be scheduled in accordance with Regional pick-up times.

590 Argus Road, Oakville ON  
March 2024

### 2.6.3 Collection Method

On each collection day, prior to 7:00 AM., maintenance staff will move the waste containers from each Residential Waste Storage Room to the Collection Point. As shown in Appendix B, bins from all three Towers will be transported from to the “Waste Elevator” (located adjacent to the Bike Storage Room on Level P1). This elevator will then transport the bins from Level P1 to the staging area on the ground floor. Maintenance staff may use a ride-on tractor or a trash bin mover<sup>4</sup> for ease of transporting bins.

During collection, maintenance staff will assist in moving and positioning the bins in front of 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 metres width). Staff will then shuffle bins in the staging area as the tipping proceeds. All waste containers will be returned to their respective Residential Waste Storage Rooms following collection.

The collection truck drive path is attached as Appendix C, showing the minimum 13 metre centreline turning radii.

---

<sup>4</sup> The WasteCaddy (<https://www.djproducts.com/product/video-wastecaddy-efficient-trash-bin-mover/>, or <https://www.djproducts.com/product/wastecaddy-ride-on-dumpster-mover/> accessed February 2023) is provided as an example.

590 Argus Road, Oakville ON  
March 2024

### 3.0 Commercial Waste Management

The Region has stated they will not provide waste collection for commercial wastes generated by this development. As such, private collection will be arranged for commercial wastes produced at the property. Commercial wastes will be stored separately from residential wastes in a dedicated Commercial Waste Room (sized 53.8 m<sup>2</sup>) located at the ground floor of Tower A, adjacent to the Waste Staging Area.

#### 3.1 Storage Room & Equipment

It is expected that commercial wastes will be temporarily stored within each commercial unit in a small closet using 360 L carts (or smaller) for each waste stream (i.e., garbage, recyclables, and organic waste), before they are transported via an external route to the Commercial Waste Room. This movement will be completed by the commercial tenants either daily or once the cart(s) are filled.

Frequent collection may be required for odorous wastes generated by the potential daycare on the ground floor of Tower A. Dedicated containers for these wastes would be labelled for identification by daycare operators and maintenance staff.

The Commercial 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 tipper<sup>5</sup> will be required in the Commercial Waste Room to empty carts into front-lift bins. A sample layout for this Room, based on conservative estimates, has been shown as Figure 5 of Appendix B. This layout displays the anticipated:

- Weekly number of front-lift bins for collection.
- Two days' worth of full 360 L carts.
- One days' supply of empty 360 L carts.
- Cart-tipper floorspace.

---

<sup>5</sup> 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 March 2024).

590 Argus Road, Oakville ON  
March 2024

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

a) Commercial 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 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 (commercial) unit, leaving their filled cart(s) in the 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 (commercial) 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.

Burnside has not prepared a figure that shows this waste storage option.

## 3.2 Collection Point and Waste Collection

Collection of commercial 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 scissor lift (and overhead door) that separate the staging area from the Commercial Waste Storage Room.

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

590 Argus Road, Oakville ON  
March 2024

## **4.0 Conclusions**

From the research completed in preparing this report, Burnside believes that the 590 Argus Road mixed-use development's waste management system 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 provided ZBA comments when preparing the SPA submission.



BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

---

## Appendix A

### Site Plan and Statistics



# SHEET LIST

- A000 - PROJECT INFORMATION
- A001 - SHEET LIST, ZONING REQUIREMENTS
- A003 - GRID LAYOUT
- A101 - SITE SURVEY
- A111 - SITE PLAN @ ROOF LEVEL
- A112 - WASTE MANAGEMENT & LOADING PLAN

- A200 - FLOOR PLANS
- A200 - LEVEL P6 PLAN
- A201 - LEVEL P4 PLAN
- A202 - LEVEL P3 PLAN
- A203 - LEVEL P2 PLAN
- A204 - LEVEL P1 PLAN
- A205 - LEVEL P1 PLAN
- A206 - LEVEL 1 PLAN
- A207 - LEVEL 2 PLAN
- A208 - LEVEL 3 PLAN
- A209 - LEVEL 4 PLAN
- A210 - LEVEL 5 PLAN
- A211 - LEVEL 6 PLAN
- A212 - LEVEL 7 PLAN
- A213 - LEVEL 8 PLAN
- A214 - LEVEL 9 PLAN
- A215 - LEVEL 10 PLAN
- A216 - LEVEL 11 PLAN
- A217 - LEVEL 12 PLAN
- A218 - LEVEL 13 PLAN
- A219 - TYP TOWER PLAN
- A220 - LEVEL 15 PLAN
- A221 - LEVEL 16 PLAN
- A222 - LEVEL P4 PLAN
- A223 - LEVEL MPH PLAN
- A224 - ROOF PLAN

- A400 - ELEVATIONS
- A401 - NORTH & SOUTH ELEVATIONS
- A402 - EAST & WEST ELEVATIONS
- A500 - SECTIONS
- A501 - BUILDING SECTIONS
- A502 - BUILDING SECTIONS

- A700 - RENDERINGS
- A701 - PERSPECTIVES

- A800 - EDGE OF SLAB
- A806 - EDGE OF SLAB LEVEL 1
- A807 - EDGE OF SLAB LEVEL 2
- A808 - EDGE OF SLAB LEVEL 3
- A809 - EDGE OF SLAB LEVEL 4
- A810 - EDGE OF SLAB LEVEL 5

DEVELOPMENT UNIT MIX						
NAME	MIN (SM)	MIN (SF)	MAX (SM)	MAX (SF)	COUNT	%
1B	31.15 m <sup>2</sup>	335 SF	45.48 m <sup>2</sup>	490 SF	102	5.5%
1B-D	40.24 m <sup>2</sup>	433 SF	63.53 m <sup>2</sup>	684 SF	450	24.4%
1B-D	45.03 m <sup>2</sup>	485 SF	67.55 m <sup>2</sup>	727 SF	560	31.0%
2B	50.72 m <sup>2</sup>	546 SF	70.32 m <sup>2</sup>	759 SF	565	31.6%
3B	70.00 m <sup>2</sup>	753 SF	88.34 m <sup>2</sup>	951 SF	125	6.8%

UNIT MIX TOWER A				
NAME	MINIMUM (SF)	MAXIMUM (SF)	COUNT	%
STUDIO	340 SF	490 SF	43	8%
1B	476 SF	593 SF	89	16%
1B-D	505 SF	692 SF	188	35%
2B	633 SF	773 SF	112	20%
3B	789 SF	903 SF	52	10%
<b>TOTAL</b>			<b>544</b>	<b>100%</b>

UNIT MIX TOWER B				
NAME	MINIMUM (SF)	MAXIMUM (SF)	COUNT	%
STUDIO	423 SF	423 SF	46	8%
1B	483 SF	684 SF	99	16%
1B-D	485 SF	727 SF	235	42%
2B	620 SF	789 SF	149	25%
3B	782 SF	920 SF	58	10%
<b>TOTAL</b>			<b>607</b>	<b>100%</b>

UNIT MIX TOWER C				
UNIT TYPE	MINIMUM (SF)	MAXIMUM (SF)	COUNT	%
1B	433 SF	637 SF	262	38%
1B-D	488 SF	644 SF	137	20%
2B	546 SF	783 SF	264	36%
3B	753 SF	951 SF	15	2%
STUDIO	335 SF	437 SF	13	2%
<b>TOTAL</b>			<b>691</b>	<b>100%</b>

UNIT SUMMARY (PER LEVEL) TOWER A				
LEVEL	UNIT CATEGORY	MIN (SF)	MAX (SF)	COUNT
LEVEL 02	STUDIO	340	490	1
LEVEL 02	1B	476	593	2
LEVEL 02	1B-D	505	692	3
LEVEL 02	2B	633	773	1
LEVEL 03	STUDIO	407	407	1
LEVEL 03	1B	518	518	2
LEVEL 03	1B-D	574	642	4
LEVEL 03	2B	644	644	3
LEVEL 04	STUDIO	408	408	10
LEVEL 04	1B	518	518	2
LEVEL 04	1B-D	574	642	5
LEVEL 04	2B	649	649	4
LEVEL 05	STUDIO	416	416	3
LEVEL 05	1B	520	520	3
LEVEL 05	1B-D	551	641	9
LEVEL 05	2B	648	648	5
LEVEL 05	3B	830	830	1
LEVEL 06	STUDIO	490	490	1
LEVEL 06	1B	476	476	4
LEVEL 06	1B-D	551	680	4
LEVEL 06	2B	643	676	4
LEVEL 06	3B	830	830	1
LEVEL 07	STUDIO	384	437	2
LEVEL 07	1B	510	510	1
LEVEL 07	1B-D	577	677	8
LEVEL 07	2B	690	790	3
LEVEL 07	3B	801	830	2
LEVEL 08	1B	510	510	1
LEVEL 08	1B-D	501	616	8
LEVEL 08	2B	600	676	3
LEVEL 08	3B	830	876	2
LEVEL 09	1B	510	510	15
LEVEL 09	1B-D	551	682	7
LEVEL 09	2B	648	681	4
LEVEL 09	3B	830	876	2
LEVEL 10	STUDIO	348	376	2
LEVEL 10	1B	492	536	14
LEVEL 10	1B-D	551	641	3
LEVEL 10	2B	649	676	4
LEVEL 10	3B	789	830	2
LEVEL 11	1B	483	510	2
LEVEL 11	1B-D	551	636	5
LEVEL 11	2B	607	730	5
LEVEL 11	3B	830	830	1
LEVEL 12	STUDIO	348	348	13
LEVEL 12	1B	510	510	1
LEVEL 12	1B-D	551	636	1
LEVEL 12	2B	633	712	3
LEVEL 12	3B	789	830	1
LEVEL 13	STUDIO	348	348	12
LEVEL 13	1B	510	510	2
LEVEL 13	1B-D	551	636	4
LEVEL 13	2B	643	672	4
LEVEL 13	3B	830	830	1
LEVEL 14	STUDIO	348	348	10
LEVEL 14	1B	510	510	10
LEVEL 14	1B-D	551	636	112
LEVEL 14	2B	643	672	28
LEVEL 14	3B	830	830	28
LEVEL 15	STUDIO	348	348	30
LEVEL 15	1B	510	510	30
LEVEL 15	1B-D	551	636	3
LEVEL 15	2B	643	672	3
LEVEL 15	3B	830	830	10
LEVEL 16	STUDIO	348	348	10
LEVEL 16	1B	510	510	10
LEVEL 16	1B-D	551	636	3
LEVEL 16	2B	643	672	3
LEVEL 16	3B	830	830	10
LEVEL 17	STUDIO	348	348	10
LEVEL 17	1B	510	510	10
LEVEL 17	1B-D	551	636	3
LEVEL 17	2B	643	672	3
LEVEL 17	3B	830	830	10
LEVEL 18	STUDIO	348	348	10
LEVEL 18	1B	510	510	10
LEVEL 18	1B-D	551	636	3
LEVEL 18	2B	643	672	3
LEVEL 18	3B	830	830	10
LEVEL 19	STUDIO	348	348	10
LEVEL 19	1B	510	510	10
LEVEL 19	1B-D	551	636	3
LEVEL 19	2B	643	672	3
LEVEL 19	3B	830	830	10
LEVEL 20	STUDIO	348	348	10
LEVEL 20	1B	510	510	10
LEVEL 20	1B-D	551	636	3
LEVEL 20	2B	643	672	3
LEVEL 20	3B	830	830	10
LEVEL 21	STUDIO	348	348	10
LEVEL 21	1B	510	510	10
LEVEL 21	1B-D	551	636	3
LEVEL 21	2B	643	672	3
LEVEL 21	3B	830	830	10
LEVEL 22	STUDIO	348	348	10
LEVEL 22	1B	510	510	10
LEVEL 22	1B-D	551	636	3
LEVEL 22	2B	643	672	3
LEVEL 22	3B	830	830	10
LEVEL 23	STUDIO	348	348	10
LEVEL 23	1B	510	510	10
LEVEL 23	1B-D	551	636	3
LEVEL 23	2B	643	672	3
LEVEL 23	3B	830	830	10
LEVEL 24	STUDIO	348	348	10
LEVEL 24	1B	510	510	10
LEVEL 24	1B-D	551	636	3
LEVEL 24	2B	643	672	3
LEVEL 24	3B	830	830	10
LEVEL 25	STUDIO	348	348	10
LEVEL 25	1B	510	510	10
LEVEL 25	1B-D	551	636	3
LEVEL 25	2B	643	672	3
LEVEL 25	3B	830	830	10
LEVEL 26	STUDIO	348	348	10
LEVEL 26	1B	510	510	10
LEVEL 26	1B-D	551	636	3
LEVEL 26	2B	643	672	3
LEVEL 26	3B	830	830	10
LEVEL 27	STUDIO	348	348	10
LEVEL 27	1B	510	510	10
LEVEL 27	1B-D	551	636	3
LEVEL 27	2B	643	672	3
LEVEL 27	3B	830	830	10
LEVEL 28	STUDIO	348	348	10
LEVEL 28	1B	510	510	10
LEVEL 28	1B-D	551	636	3
LEVEL 28	2B	643	672	3
LEVEL 28	3B	830	830	10
LEVEL 29	STUDIO	348	348	10
LEVEL 29	1B	510	510	10
LEVEL 29	1B-D	551	636	3
LEVEL 29	2B	643	672	3
LEVEL 29	3B	830	830	10
LEVEL 30	STUDIO	348	348	10
LEVEL 30	1B	510	510	10
LEVEL 30	1B-D	551	636	3
LEVEL 30	2B	643	672	3
LEVEL 30	3B	830	830	10
LEVEL 31	STUDIO	348	348	10
LEVEL 31	1B	510	510	10
LEVEL 31	1B-D	551	636	3
LEVEL 31	2B	643	672	3
LEVEL 31	3B	830	830	10
LEVEL 32	STUDIO	348	348	10
LEVEL 32	1B	510	510	10
LEVEL 32	1B-D	551	636	3
LEVEL 32	2B	643	672	3
LEVEL 32	3B	830	830	10
LEVEL 33	STUDIO	348	348	10
LEVEL 33	1B	510	510	10
LEVEL 33	1B-D	551	636	3
LEVEL 33	2B	643	672	3
LEVEL 33	3B	830	830	10
LEVEL 34	STUDIO	348	348	10
LEVEL 34	1B	510	510	10
LEVEL 34	1B-D	551	636	3
LEVEL 34	2B	643	672	3
LEVEL 34	3B	830	830	10
LEVEL 35	STUDIO	348	348	10
LEVEL 35	1B	510	510	10
LEVEL 35	1B-D	551	636	3
LEVEL 35	2B	643	672	3
LEVEL 35	3B	830	830	10
LEVEL 36	STUDIO	348	348	10
LEVEL 36	1B	510	510	10
LEVEL 36	1B-D	551	636	3
LEVEL 36	2B	643	672	3
LEVEL 36	3B	830	830	10
LEVEL 37	STUDIO	348	348	10
LEVEL 37	1B	510	510	10
LEVEL 37	1B-D	551	636	3
LEVEL 37	2B	643	672	3
LEVEL 37	3B	830	830	10
LEVEL 38	STUDIO	348	348	10
LEVEL 38	1B	510	510	10
LEVEL 38	1B-D	551	636	3
LEVEL 38	2B	643	672	3
LEVEL 38	3B	830	830	10
LEVEL 39	STUDIO	348	348	10
LEVEL 39	1B	510	510	10
LEVEL 39	1B-D	551	636	3
LEVEL 39	2B	643	672	3
LEVEL 39	3B	830	830	10
LEVEL 40	STUDIO	348	348	10
LEVEL 40	1B	510	510	10
LEVEL 40	1B-D	551	636	3
LEVEL 40	2B	643	672	3
LEVEL 40	3B	830	830	10
LEVEL 41	STUDIO	348	348	10
LEVEL 41	1B	510	510	10
LEVEL 41	1B-D	551	636	3
LEVEL 41	2B	643	672	3
LEVEL 41	3B	830	830	10
LEVEL 42	STUDIO	348	348	10
LEVEL 42	1B	510	510	10
LEVEL 42	1B-D	551	636	3
LEVEL 42	2B	643	672	3
LEVEL 42	3B	830	830	10
LEVEL 43	STUDIO	348	348	10
LEVEL 43	1B	510	510	10
LEVEL 43	1B-D	551	636	3
LEVEL 43	2B	643	672	3
LEVEL 43	3B	830	830	10
LEVEL 44	STUDIO	348	348	10
LEVEL 44	1B	510	510	10
LEVEL 44	1B-D	551	636	3
LEVEL 44	2B	643	672	3
LEVEL 44	3B	830	830	10
LEVEL 45	STUDIO	348	348	10
LEVEL 45	1B	510	510	10
LEVEL 45	1B-D	551	636	3
LEVEL 45	2B	643	672	3
LEVEL 45	3B	830	830	10
LEVEL 46	STUDIO	348	348	10
LEVEL 46	1B	510	510	10
LEVEL 46	1B-D	551	636	





BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

---

## Appendix B

### Waste Room and Loading Area Plans

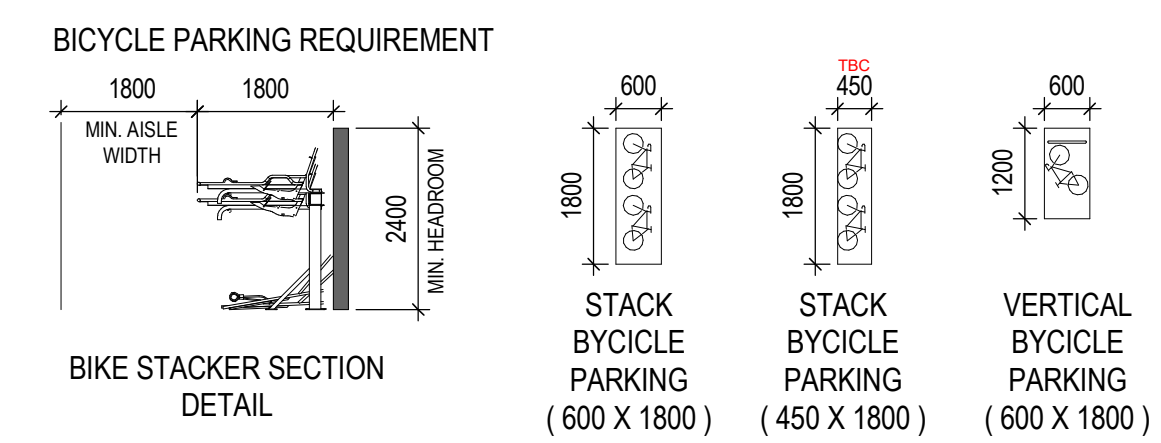


All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing is an instrument of service, as provided by and is the property of Teepie Architects Inc., and shall be used only for the project named on the drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

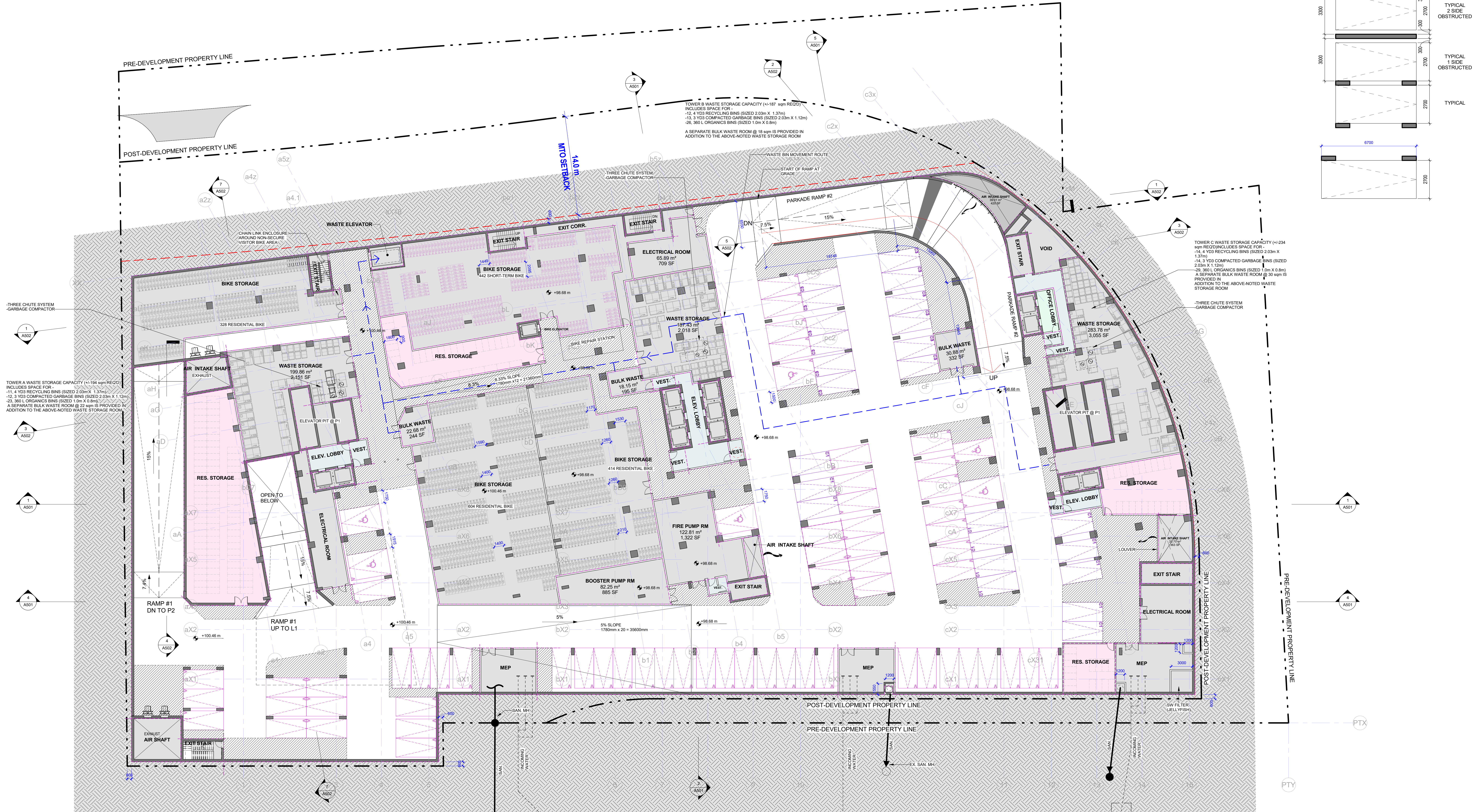
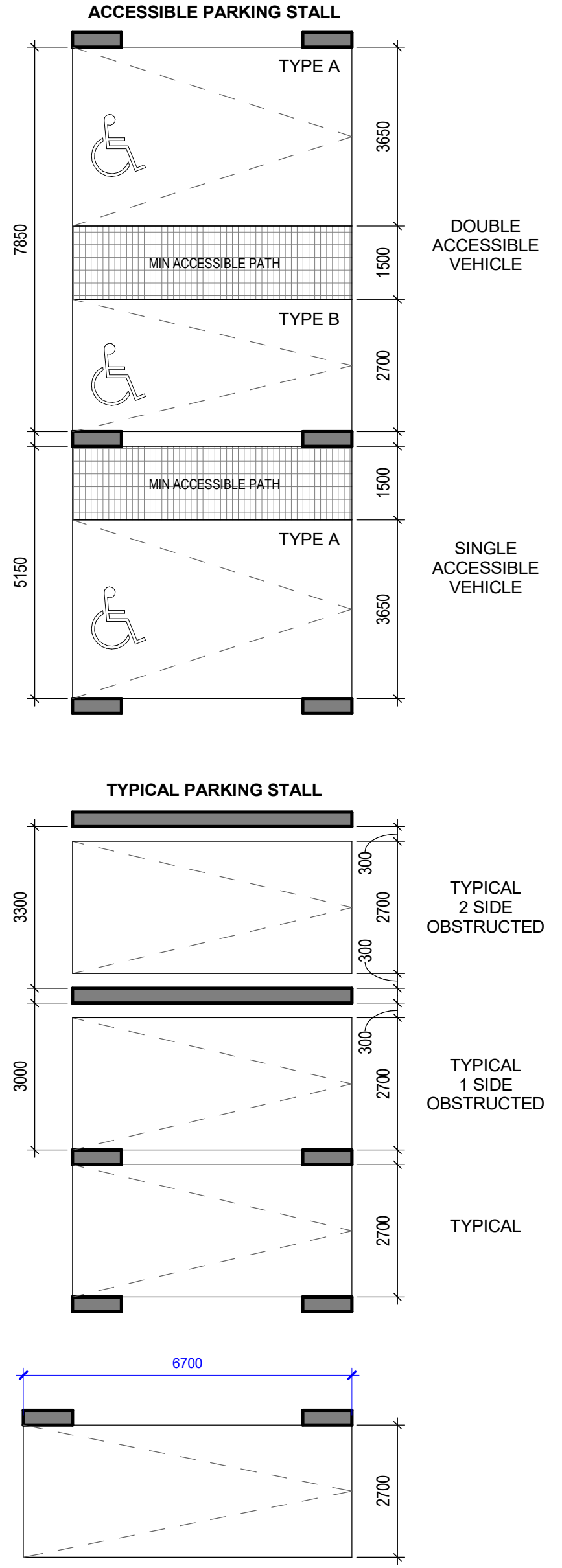
DO NOT SCALE THIS DRAWING  
This drawing shall not be used for construction purposes unless countersigned.

NO.	DATE	ISSUED FOR:
1	2023.03.20	ISSUED FOR OPAZ/BA
2	2023.08.28	ISSUED FOR COORDINATION PRICING
3	2024.03.20	ISSUED FOR OPAZ/BA - 2nd SUBMISSION



BICYCLE PARKING SUMMARY PER LEVEL	
1382	RESIDENTIAL*
	NON-RESIDENTIAL*
	VISITOR
1844	TOTAL

POTENTIAL RETAIL ANKOR POTENTIAL DAYCARE, TIC



LEVEL P1 PLAN 1:200 A205

LEVEL	VEHICULAR PARKING SUMMARY PER LEVEL			TOTAL
	RESIDENTIAL (R)	NON-RESIDENTIAL (C)	RESIDENTIAL VISITOR (V)	
P1	0	24	66	90
P2				
P3				
P4				
P5				
P6				

LEVEL P1 PLAN

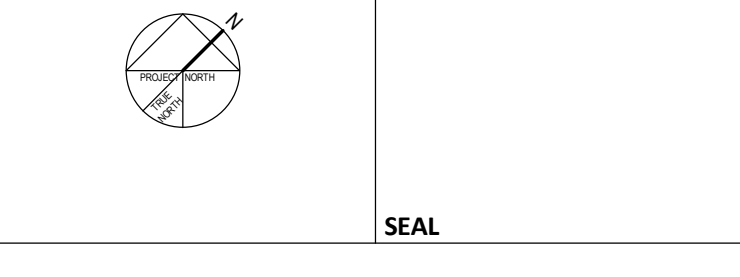
Author	Checker
DRAWN BY	CHECKED BY

22-106	As Indicated	ARCH E	2024-03-20
PRJ NO	SCALE	FORMAT	PLOT DATE

- ARCHITECT  
**Teepie Architects Inc.**  
5 Camden Street, Toronto, ON, Canada, M5V 1V2  
T: 416.598.0554
- STRUCTURAL  
-
- MECHANICAL  
-
- ELECTRICAL  
-
- LANDSCAPE  
**Public City Architecture Inc.**  
11-650 Clifton Street, Winnipeg, MN, R5G 2X6  
T: 204.476.9323
- ENGINEER  
**Trafalgar Engineering Limited**  
1-881 Mountain Road, Oakville, ON, L6K 2W6  
T: 905.338.3268
- TRAFFIC  
**BA Consulting Group Limited**  
300-45 St. Clair Avenue West, Toronto, ON, M5V 1K9  
T: 416.947.1110
- SOLID WASTE MANAGEMENT  
**R.J. Burnside & Associates Limited**  
1465 Pickering Parkway, Pickering, ON, L1V 7G7  
T: 905.285.9662
- PLANNING  
**Bousfields Inc.**  
3 Church Street, Toronto, ON, M5E 1M2  
T: 416.947.9744
- CLIENT  
**District Developments**  
1-50 Wingo Avenue, Toronto, ON, Canada M8B 1P5  
416.628.9038

**DISTRIKT OAKVILLE**

590 Argus Road, Oakville, ON, Canada





All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

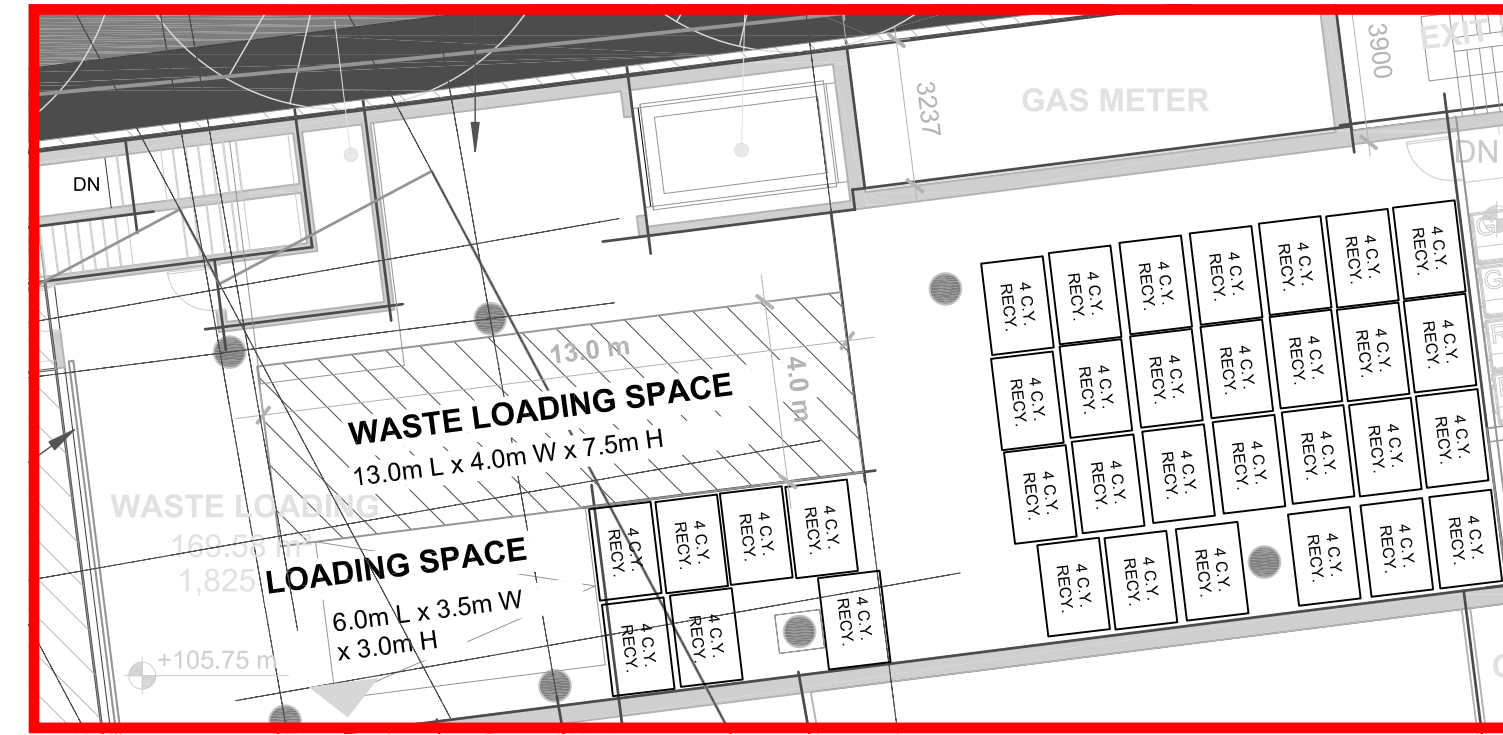
This drawing is an instrument of service, it is provided by and is the property of Teepie Architects Inc., and shall be used only for the project named on the drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING  
This drawing shall not be used for construction purposes unless countersigned.

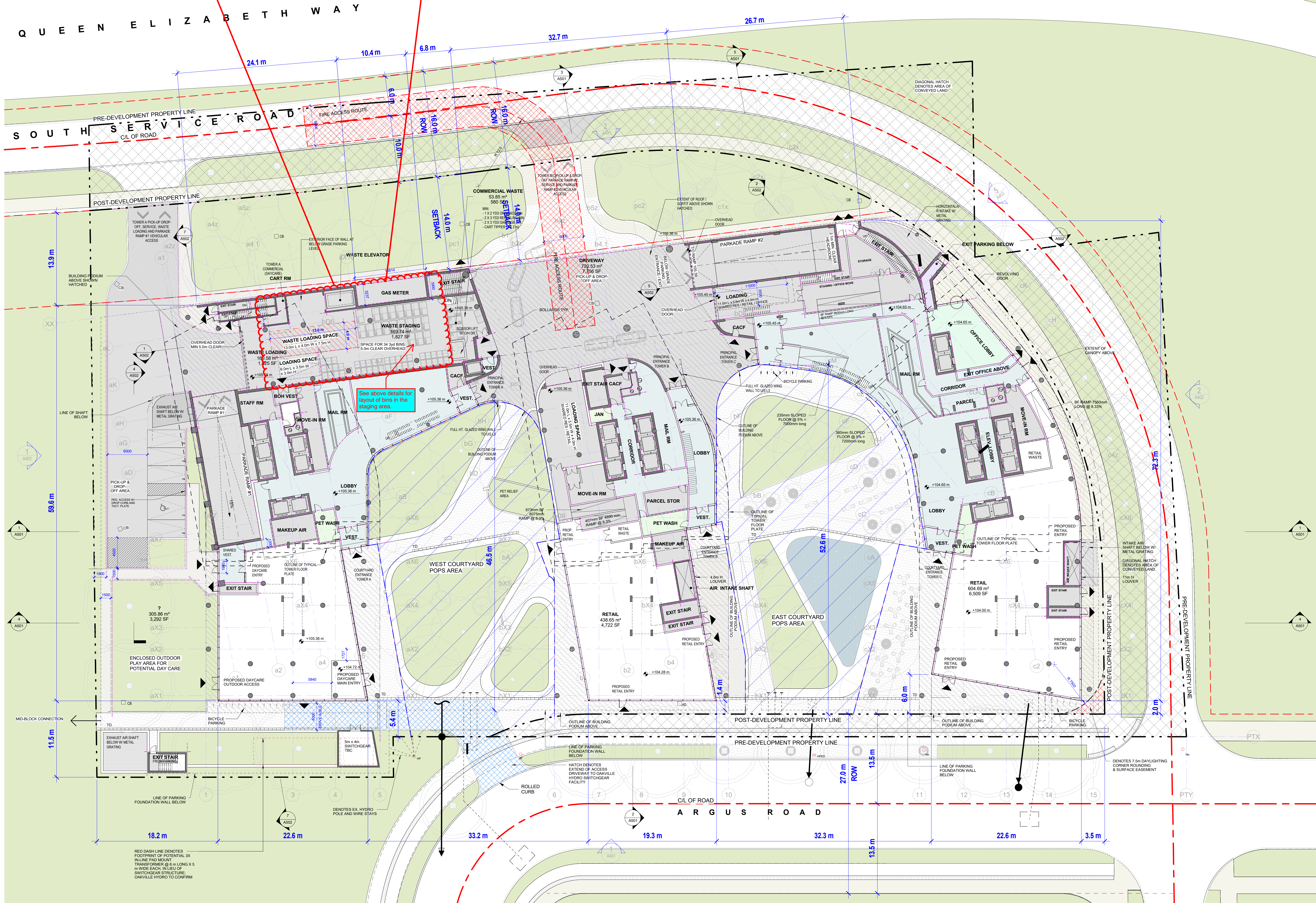
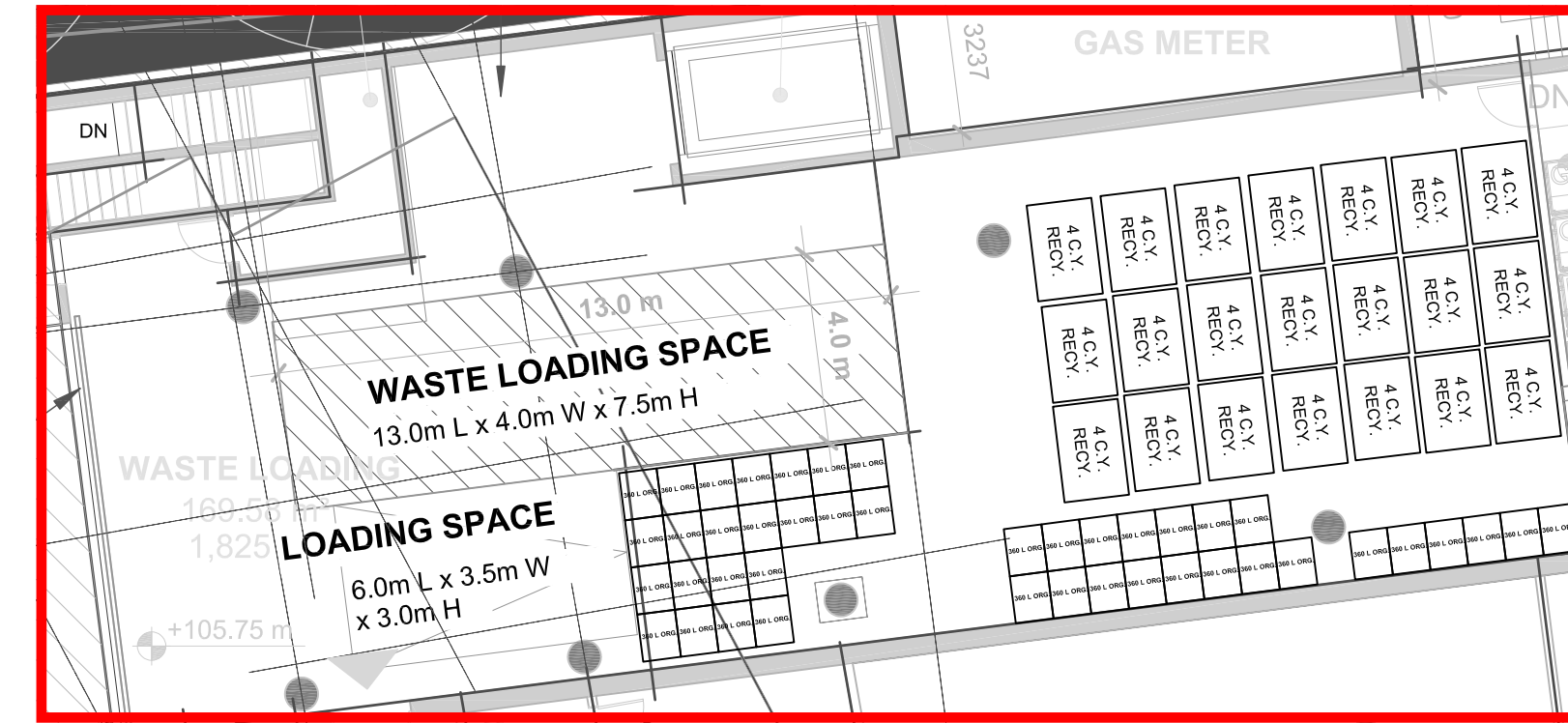
Teepie Architects Inc.

NO.	DATE	ISSUED FOR:
1	2023-03-20	ISSUED FOR OPA/ZA
2	2023-08-28	ISSUED FOR COORDINATION PRICING
3	2024-03-20	ISSUED FOR OPA/ZA - 2nd SUBMISSION

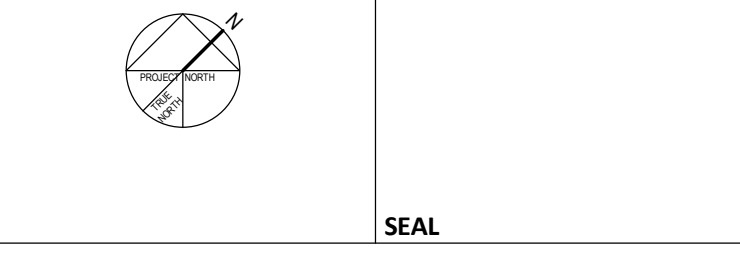
Detail A: Layout of bins in staging area for once per week collection of each waste stream.



Detail B: Layout of bins in staging area for twice per week collection of each waste stream.



- ARCHITECT  
**Teepie Architects Inc.**  
5 Camden Street, Toronto, ON, Canada, M5V 1V2  
T: 416.598.0554
- STRUCTURAL  
-
- MECHANICAL  
-
- ELECTRICAL  
-
- LANDSCAPE  
**Public City Architecture Inc.**  
11-650 Clifton Street, Winnipeg, MN, R5G 2X6  
T: 204-476-9923
- OWNER  
**Trafalgar Engineering Limited**  
1-881 Mountain Road, Oakville, ON, L6K 2W6  
T: 905.338.3068
- TRAFFIC  
**BA Consulting Group Limited**  
300-45 St. Clair Avenue West, Toronto, ON, M5V 1K9  
T: 416.597.1110
- SOLID WASTE MANAGEMENT  
**R.J. Burnside & Associates Limited**  
1465 Pickering Parkway, Pickering, ON, L1V 7G7  
T: 1.800.285.9662
- PLANNING  
**Busfields Inc.**  
3 Church Street, Toronto, ON, M5E 1A2  
T: 416.947.9744
- CLIENT  
**District Developments**  
1-50 Wingate Avenue, Toronto, ON, Canada M8B 1P5  
416.628.9038
- DISTRIKT OAKVILLE**  
590 Argus Road, Oakville, ON, Canada



**LEVEL 1 PLAN**

Author	Checker
22-106	1:200 ARCH E
PROJ NO	SCALE
	FORMAT
	PLOT DATE





BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

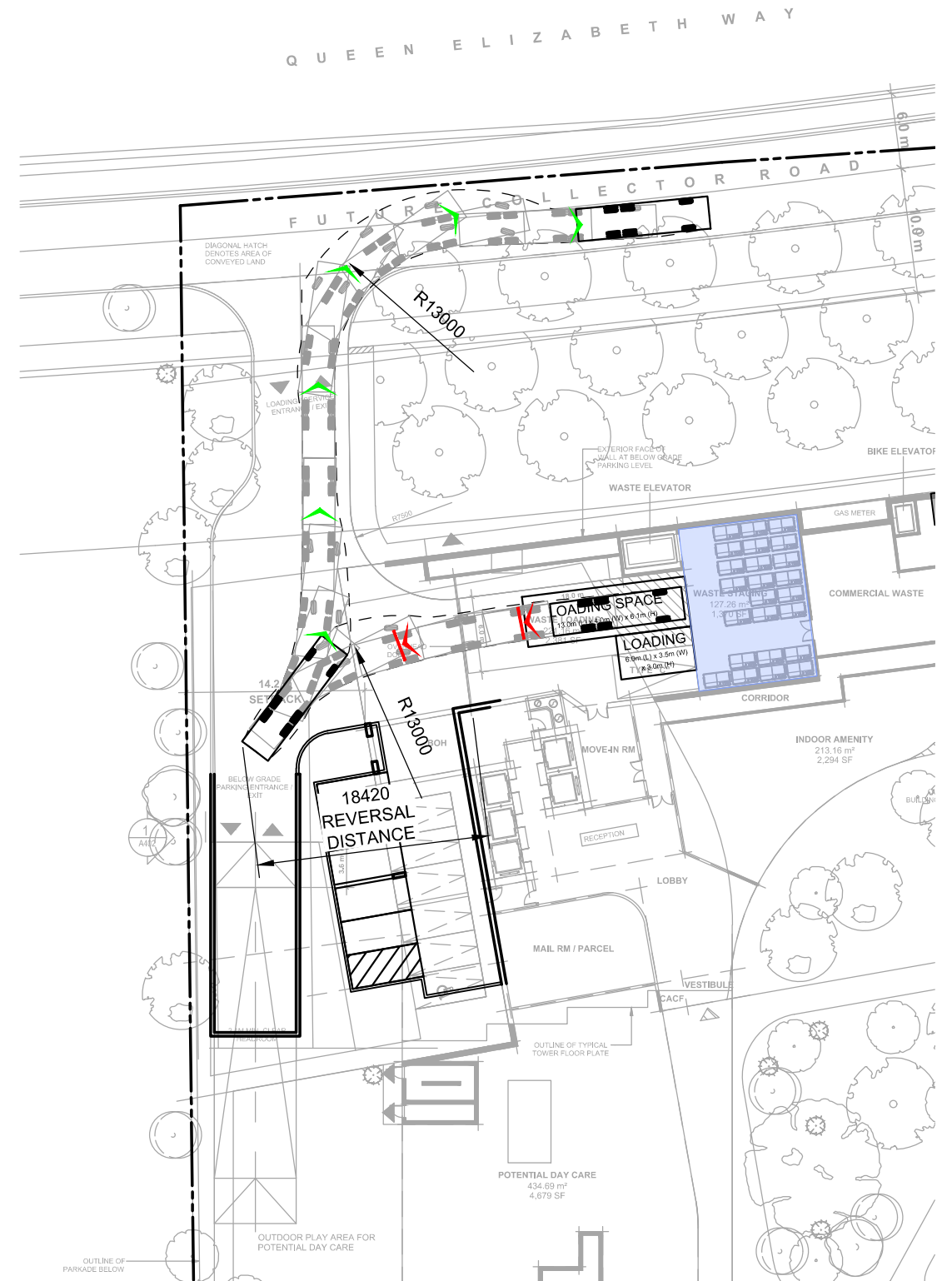
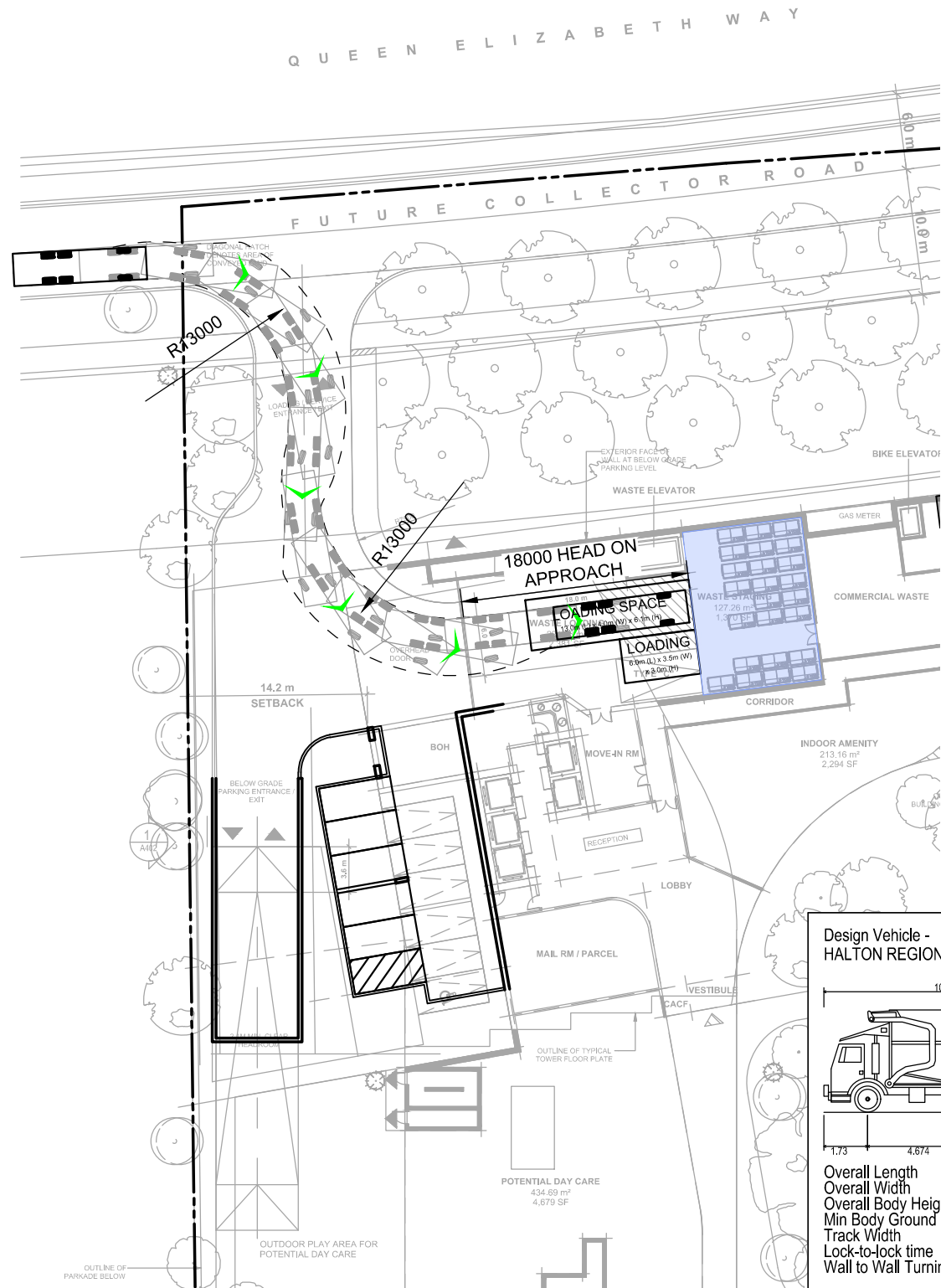
---

## Appendix C

### Waste Collection Vehicle Turning Path Analysis

INBOUND

OUTBOUND



**Burnside Note:**  
Design of loading area in March 20, 2024 Site Plans did not require changes to turning movements.

Design Vehicle -  
HALTON REGION GARBAGE, YR 2008-2014

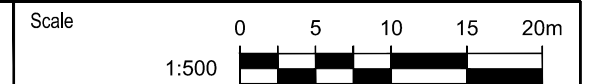
Overall Length	10.514m
Overall Width	2.570m
Overall Body Height	4.040m
Min Body Ground Clearance	0.391m
Track Width	2.570m
Lock-to-lock time	5.00s
Wall to Wall Turning Radius	13.715m

Date Plotted: February 22, 2023 File name: J:\8078-05\ba\site Plan Review\6\_Feb\_17-2023\ba-590 Argus-SPR-Feb17-2023.dwg



**590 ARGUS**  
VEHICLE MANOEUVRING DIAGRAM  
BUILDING A  
HALTON REGION GARBAGE TRUCK

Project: 590 ARGUS  
Project No. 8078-05  
Date: February 22, 2023  
Revised: -



Drawing No. **VMD-01**

