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WASTE MANAGEMENT PLAN

3043 Sixth Line
Oakville, Ontario

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EXECUTIVE SUMMARY

Cini-Little International, Inc. has been retained by 3043 6th Line LP to investigate waste handling alternatives for 3043 Sixth Line, a residential development located in Oakville, Ontario.

The residential development consists of 166 residential units. The waste management plan is designed to satisfy the Development Design Guidelines for Source Separation of Solid Waste Regional Official Plan Guidelines of Halton Region.

The development will feature a tower with a single chute system used for the principal waste streams (garbage, commingled recyclables and organics) equipped with a tri-sorter and garbage compactor. Chute intake rooms are available on each residential floor and receiving room is at ground level. A bulk waste room is also available at ground level. Ground level residents will drop off their waste in the ancillary waste room. Property management will transfer these wastes from the receptacles to the main waste room for collection.

Garbage will be collected compacted into 2.3 cubic metres (CM) (3 cubic yards [CY]) bins while the separated commingled recyclables and organics will be collected uncompacted in 2.3 CM (3 CY) bins and 360 L (95 Gal.) carts respectively. A waste truck loading and bin staging area is located at ground level. The principal waste will be collected by the regional 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 3043 6th Line LP, the Town of Oakville, Halton Region 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 3043 Sixth Line project will incorporate:

- Residential tower with 166 residential units
- One residential waste room and bulk room
- One ancillary waste room
- A waste loading and bin staging area

NOTE: The development will be designed to satisfy the Development Design Guidelines for Source Separation of Solid Waste Regional Official Plan Guidelines of Halton Region

RESIDENTIAL WASTE MANAGEMENT

GENERATION ESTIMATES

Table 1. Summary of residential waste generation estimate

3043 Sixth Line Residential Waste Generation Estimate (cubic metres per week)									
Description	Units	A	B	C	D	E	F	G	H
		Waste Generation	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	166	63.46	6.35	11.42	11.42	3.17	32.37	31.10	10.37

It is estimated that residential components will generate a total of **63.46 cubic metres** (CM) of waste per week of which **32.37 CM** can be diverted (see **Table 1**). Therefore, a total of **10.37** 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 waste chute located in the intake room of each floor, which will be collected in bins in the building's residential waste room located at level one. 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.

Table 2. Residential Waste Room Recommendations

Residential Waste Room Size			
Area	Bin Count	Cart Count	Total [m^2]
Solid Waste Storage Room	7	7	48.28
Compactor			10
Total			**58.28**
Bulk Waste Room			**10**
Bin Staging Area			**15**

Bin Count	166	Units
Garbage	3	2.3 CM (3 CY) Bin
Commingled Recycling	4	2.3 CM (3 CY) Bin
Organics	7	360 L (95 Gal) Cart

The recommended residential waste room is **58.28 square metres (SM)** for storing principal waste streams (see **Table 2**). An additional space of **10 SM** for **Bulk Waste** is required**. 15 SM** of space shall be provided as **Bin Staging Area** adjacent to the waste loading for bins to be emptied by the waste hauler. Two separate ancillary waste rooms are also recommended for the ground level residents to drop off their waste.

Principal waste streams (Garbage, Commingled recyclables, Organics)

- Residents will dispose of their principal waste streams into the waste chute, which will be sorted into bins in the residential waste room located at ground level.
- Garbage and commingled recyclables will be collected compacted in three and four 2.3 CM bins respectively, only garbage will be compacted.
- Organics will be collected in seven 360 L carts.
- Ground level residents will drop off the principal waste streams in the ancillary waste room provided.
- Property management will transfer these wastes to the main waste rooms for collection.
- The waste truck loading will be used for pick-up of the principal waste streams.
- During pick-up days property management will maneuver bins to the bin staging area near the loading area 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 located at ground level.
- During pick-up days, property management will take these items for collection after arrangements with approved waste hauler.

Hazardous Waste

Recyclable Hazardous Waste and E-Waste:

- Residents are recommended to drop off their household hazardous waste at the Household Hazardous Waste Depot at the Halton Waste Management Site directly.
- Alternatively, property management can encourage residents to 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 or other locations accessible by residents and take these items for collection after arrangements with approved waste hauler.
- Drop areas with different carts/bins depending on level of separation of the various waste types should be provided for depositing of these wastes.

Non-Recyclable Hazardous Waste:

- Residents are recommended to drop off their household hazardous waste at the Household Hazardous Waste Depot at the Halton Waste Management Site directly.
- Alternatively, property management can encourage residents to drop off non-recyclable hazardous waste (e.g. paints, aerosol cans, chemicals, hazardous oils, medical waste, sharps) at the bulk waste room or other locations accessible by residents and take these items for collection after arrangements with approved waste hauler.
- Non-flammable cabinets are recommended for holding the majority of the other hazardous waste types.

Landscape Waste

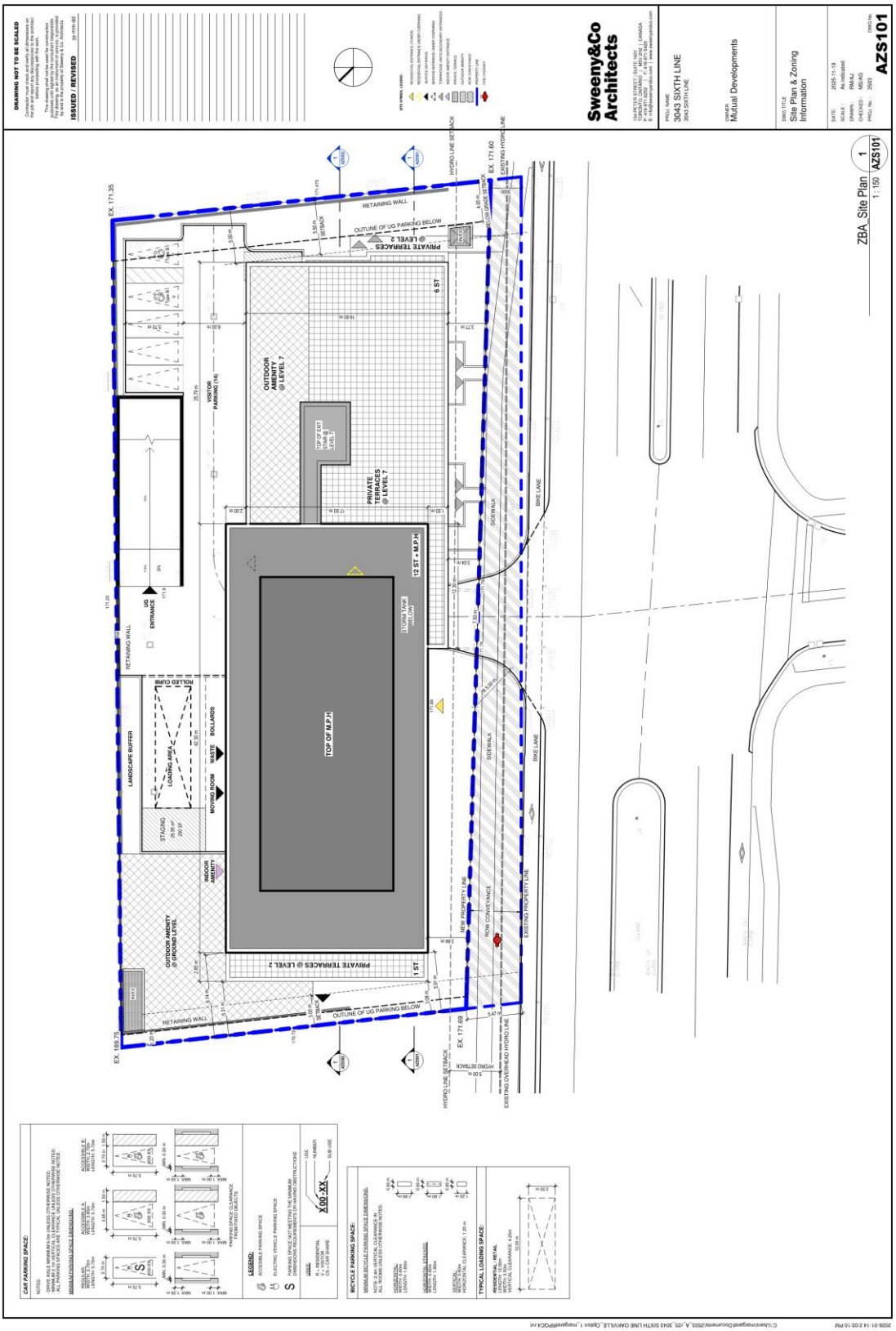
- It is expected the Landscape Contractor will be responsible for removing their own materials from the site.

WASTE ROOM BUILD-OUT RECOMMENDATIONS

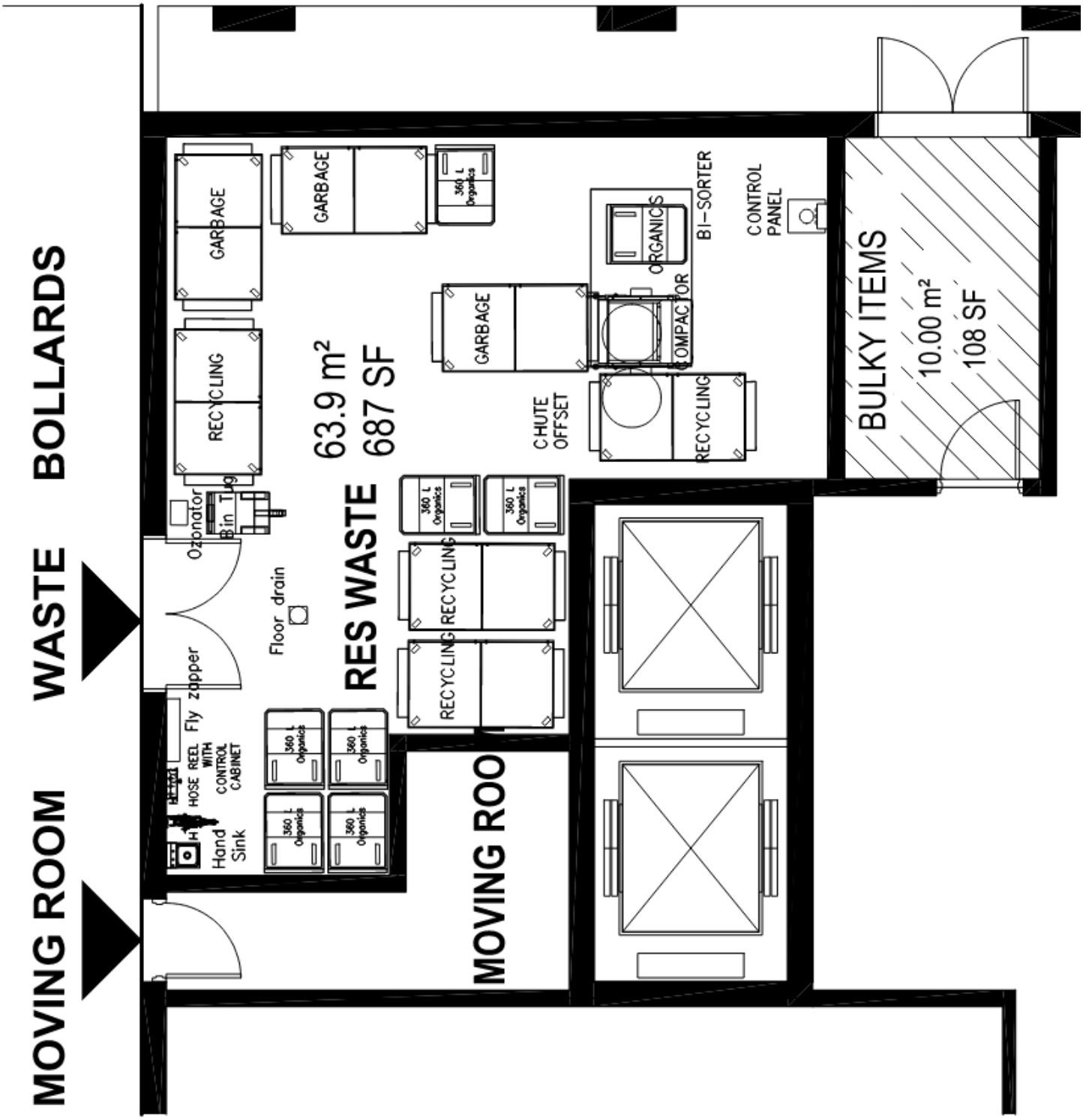
The following is an outline of the design and build-out recommendations for the waste holding areas:

- 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 21º 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.

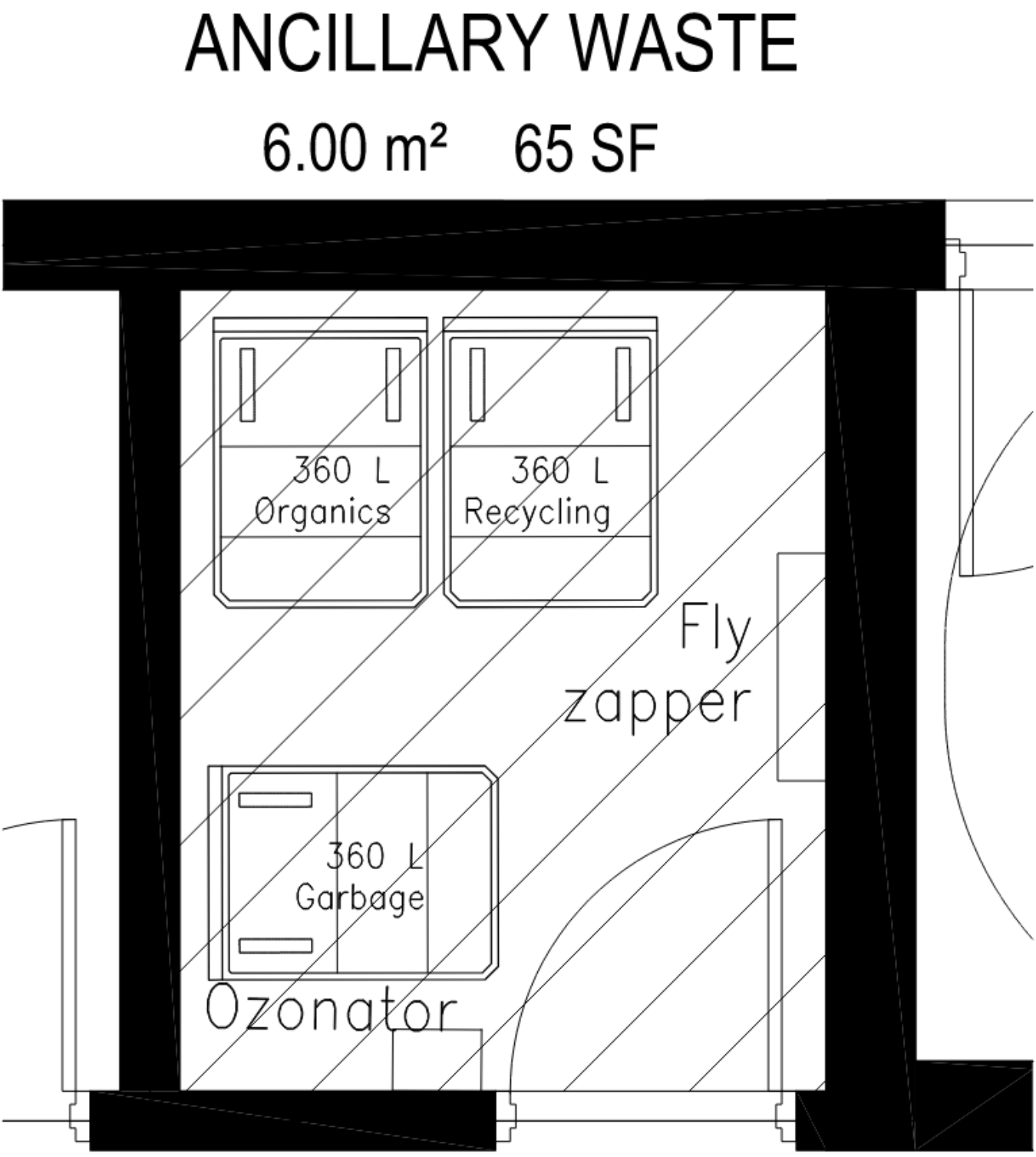
APPENDIX 1.1 Site Plan



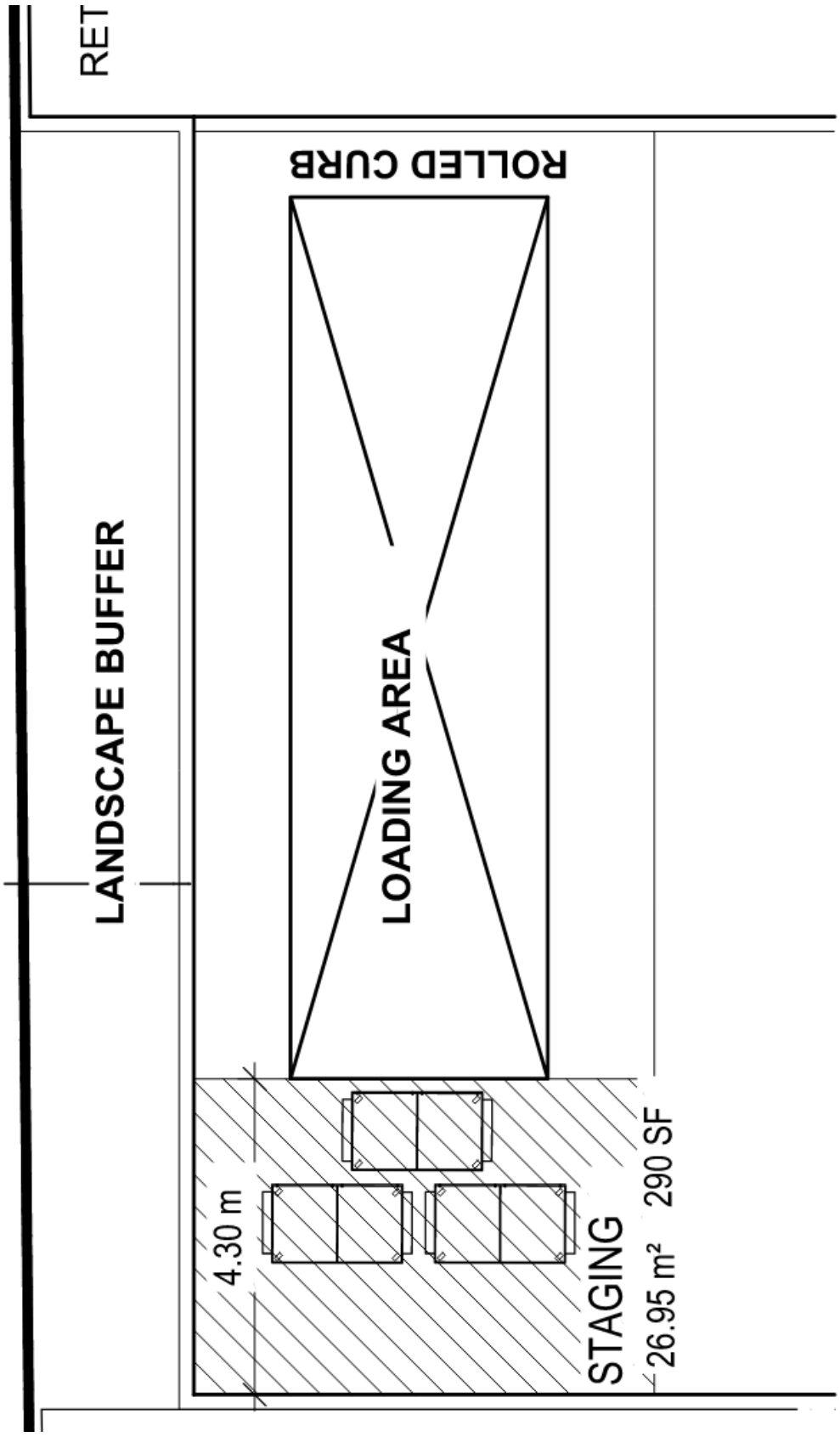
APPENDIX 1.2 Residential Waste Room Layout



APPENDIX 1.3 Ancillary Waste Room Layout



APPENDIX 1.4 Bin Staging Area and Loading Area Layout



APPENDIX 1.5 Truck Maneuvering Diagram