

September 24th, 2026

118-132 Cross Avenue
Town of Oakville
Official Plan Amendment & Zoning By-law Amendment

Waste Management Plan

1.0 Introduction

Batory Management has been retained by the landowners as the planning and development management consultant with respect to the proposed development at 118-132 Cross Avenue, Oakville (the “Subject Site”). This document was prepared in support of the proposed development of the subject site.

The proposed 38-storey mixed-use building is anticipated to contain 429 residential units along with 580.5 square metres of at-grade and 2nd level commercial uses. The loading space and access are shown on drawing A201.S, illustrated on the architectural design drawings in Appendix A.

Section 148 of the Region of Halton Official Plan typically requires the development of a Solid Waste Management Strategy, in pursuing the objectives and implementing the policies of the Plan, and on matters related to waste management. Accordingly, the Region developed the Development Design Guidelines for Source Separation of Solid Waste (‘Design Guidelines’) to “clarify, inform, and aid in the implementation of the Plan’s policies” regarding waste management.

The proposed development has considered Regional and Local waste management guidelines, and this document provides preliminary direction on the waste management strategies. A more in-depth waste management plan will be provided at the detailed design stage.

2.0 Proposed Approach

2.1 Waste Collection Areas

The proposed development includes one (1) loading space, measuring 18.0m x 6m, with a height clearance of 7.5m. Access to the loading space is provided along the west portion of the building, through a private laneway connected to the south side of Cross Avenue, abutting the access ramp to the underground parking structure. This space is located in the loading and waste staging area and is supported by a 119.1sq.m residential waste room. Each floor is designed with a waste chute connected to the general waste room for residents. The loading space is intended to support all uses in the building. The waste staging area is reserved for the

residential portion of the building. A double-door entrance has been provided for access to the waste room from the loading area. Building staff would be responsible for the collection of materials and transportation to the waste staging area. A separate waste room has been proposed for the retail use, and collection would be arranged using a private service.

The loading space and waste areas have been designed to be enclosed within the building envelope to screen waste and loading activities from the main street and adjacent property.

The loading space and access can be seen on A201.S and A451.S of the architectural drawings enclosed in Appendix A.

2.2 Waste Capacity and Receptacles

The waste room has been equipped with the required number of receptacles as per the Region's requirements for a building with 429 units. The development will have the following number of waste receptacles:

- Eight (8) four-yard bins for garbage,
- Eleven (11) four-yard bins for recycling
- Twenty-three (23) 360L carts for organics

The organization of the waste receptacles can be seen on A201.S of the architectural drawings enclosed in Appendix A.

2.3 Site Circulation

As demonstrated in the figures found in Appendix B, Crozier has prepared a Vehicle Maneuvering Analysis using a Halton waste collection vehicle. The diagrams illustrate a front-loading truck using a nose-in movement. The analysis indicates that there is sufficient space for the waste vehicle to maneuver in and out of the site access and loading area without conflict.

3.0 Conclusion

In conclusion, this document provides the preliminary outline for waste management, collection and removal from the proposed mixed-use building in a manner that is effective and efficient. The proposed development has given consideration to Regional and Local waste management guidelines.

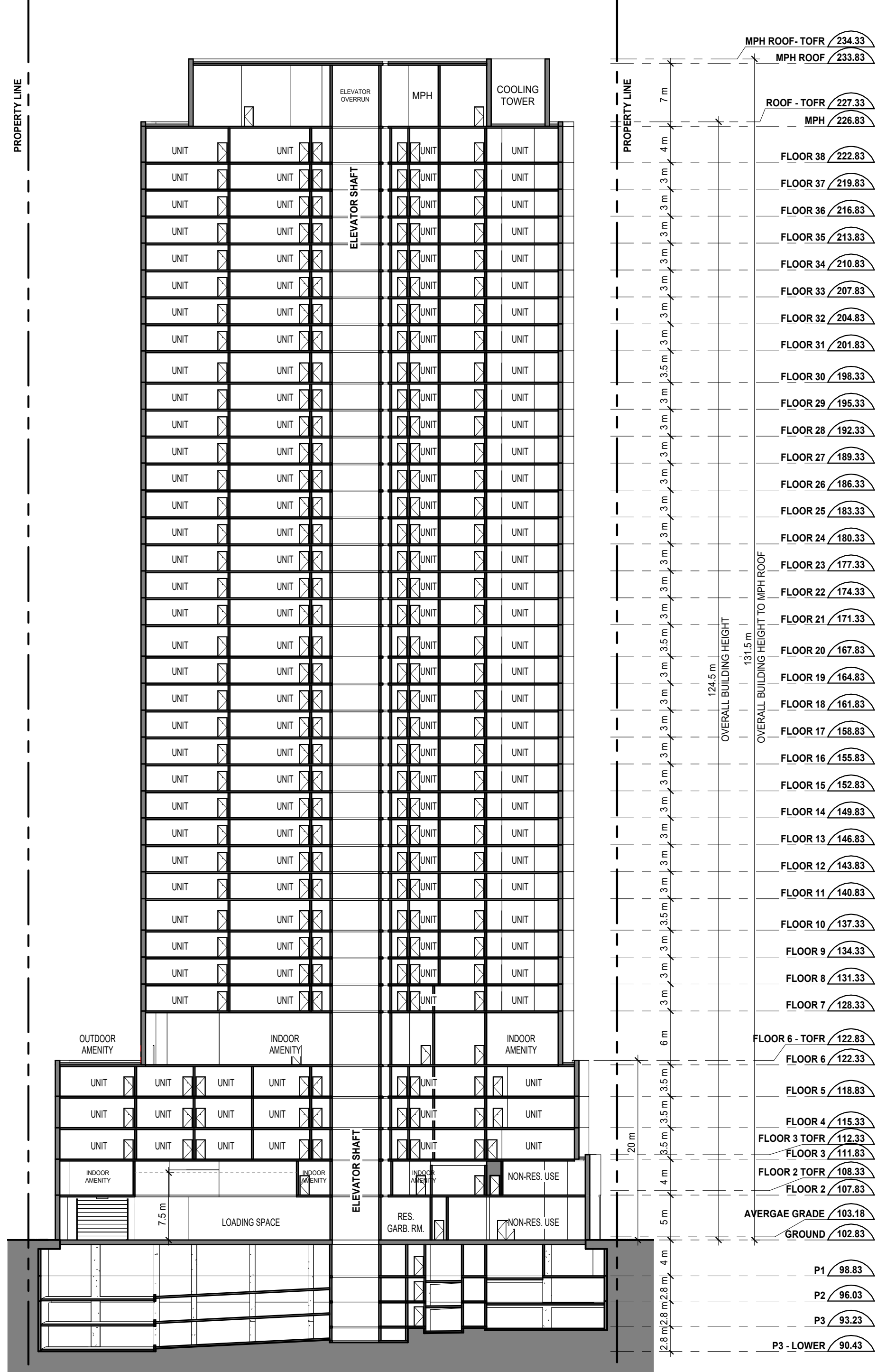
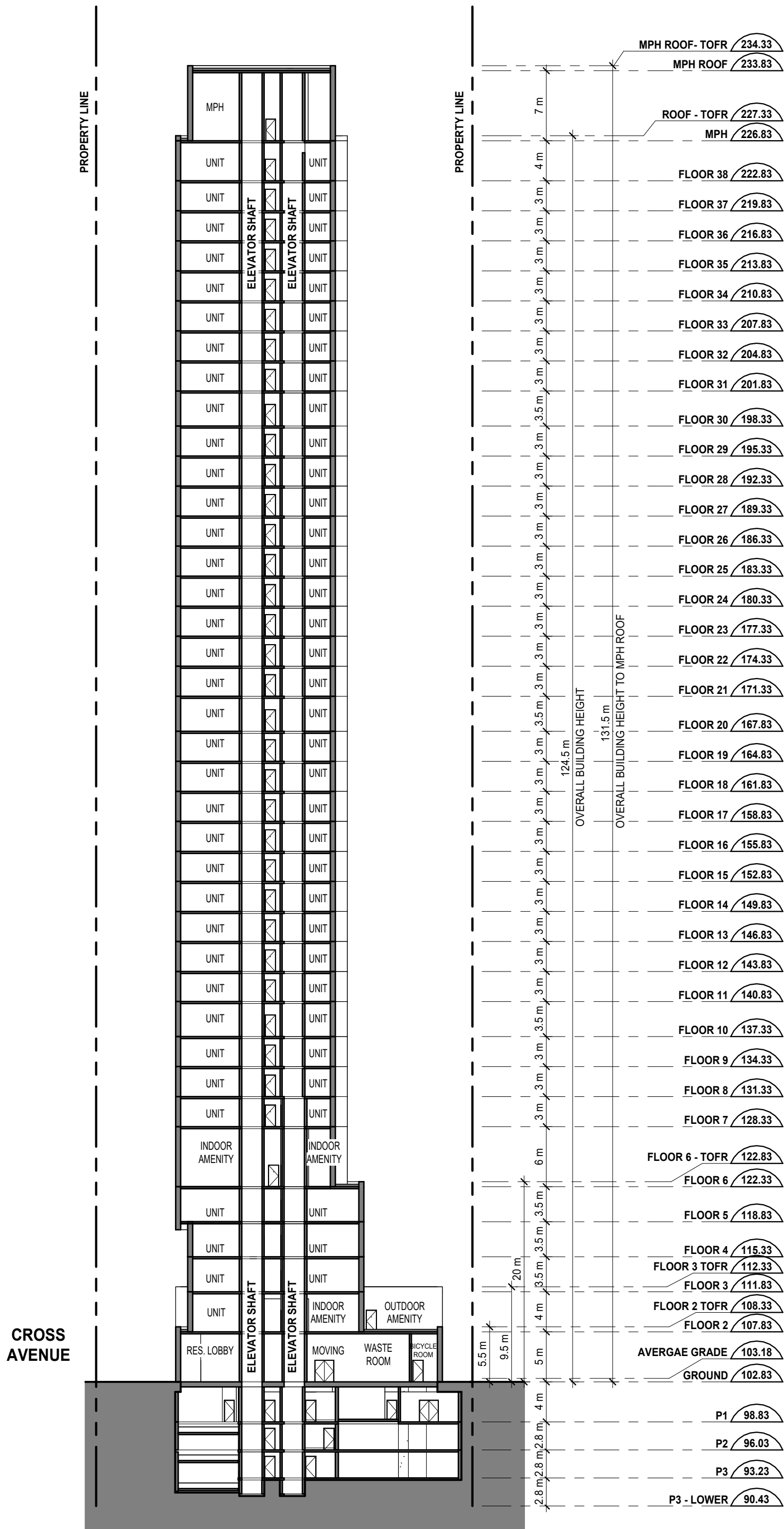
Appendix A: Architectural Ground Floor Plan and Sections

Appendix B: Waste Collection Vehicle VMD Plans

APPENDIX A



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Date No. Description

REVISION RECORD

27-07-2026 Official Plan and Zoning Bylaw
Amendment Application

ISSUE RECORD

BDP.
Quadrangle

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118-132 Cross Avenue

Oakville, ON
for
Batory Planning and
Management

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PROJECT SCALE DRAWN REVIEWED

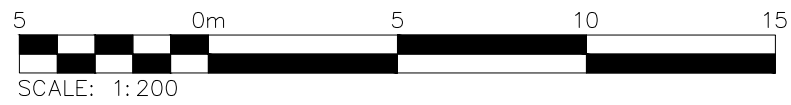
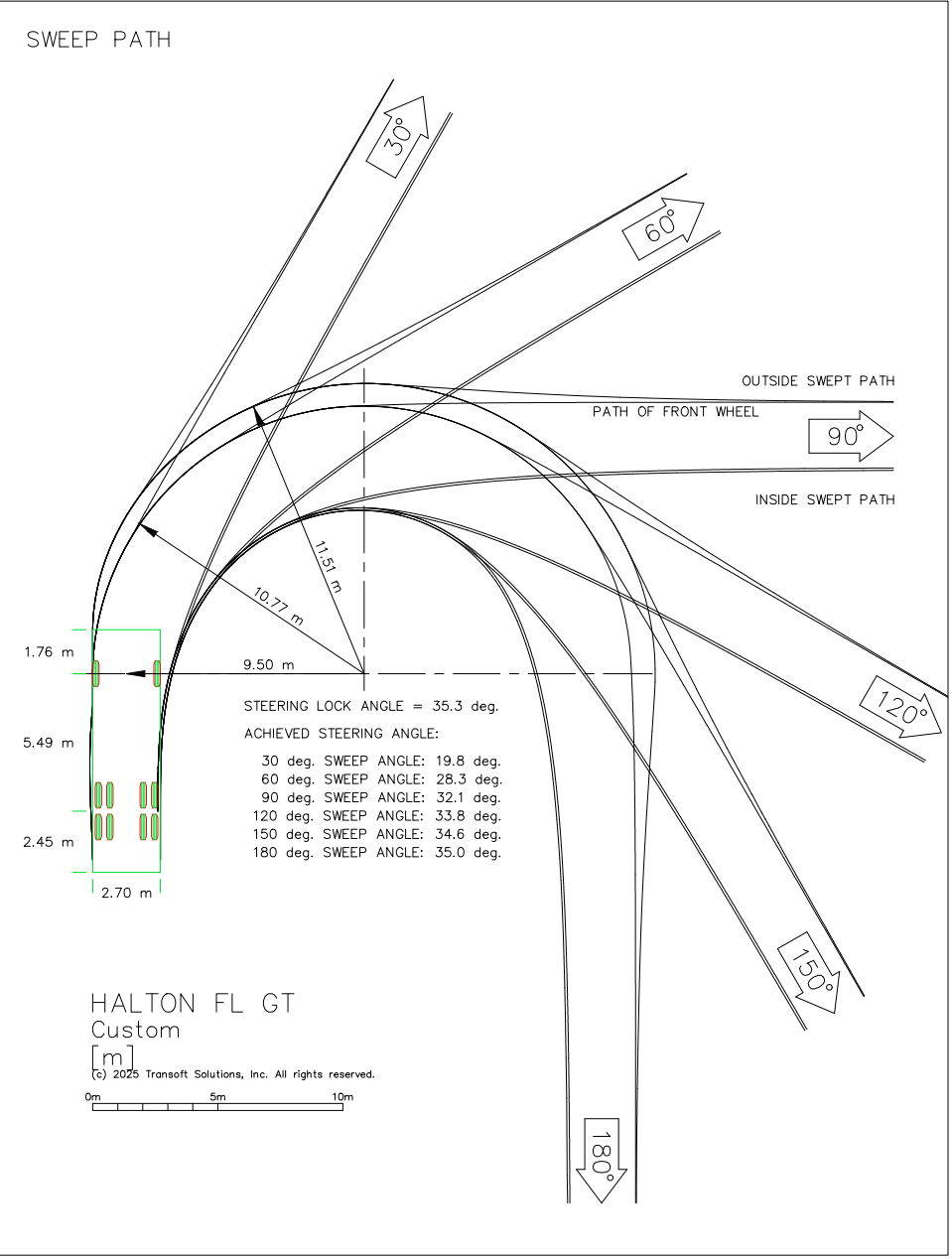
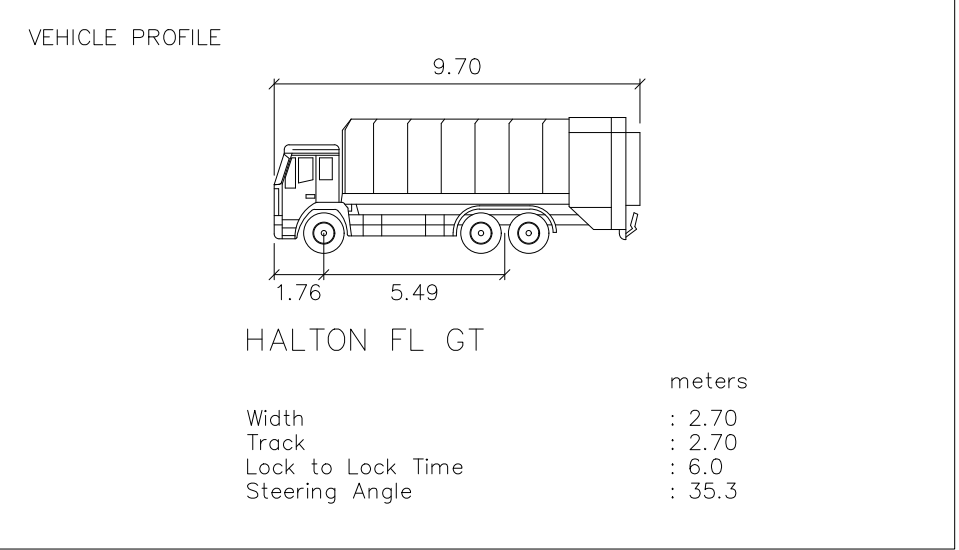
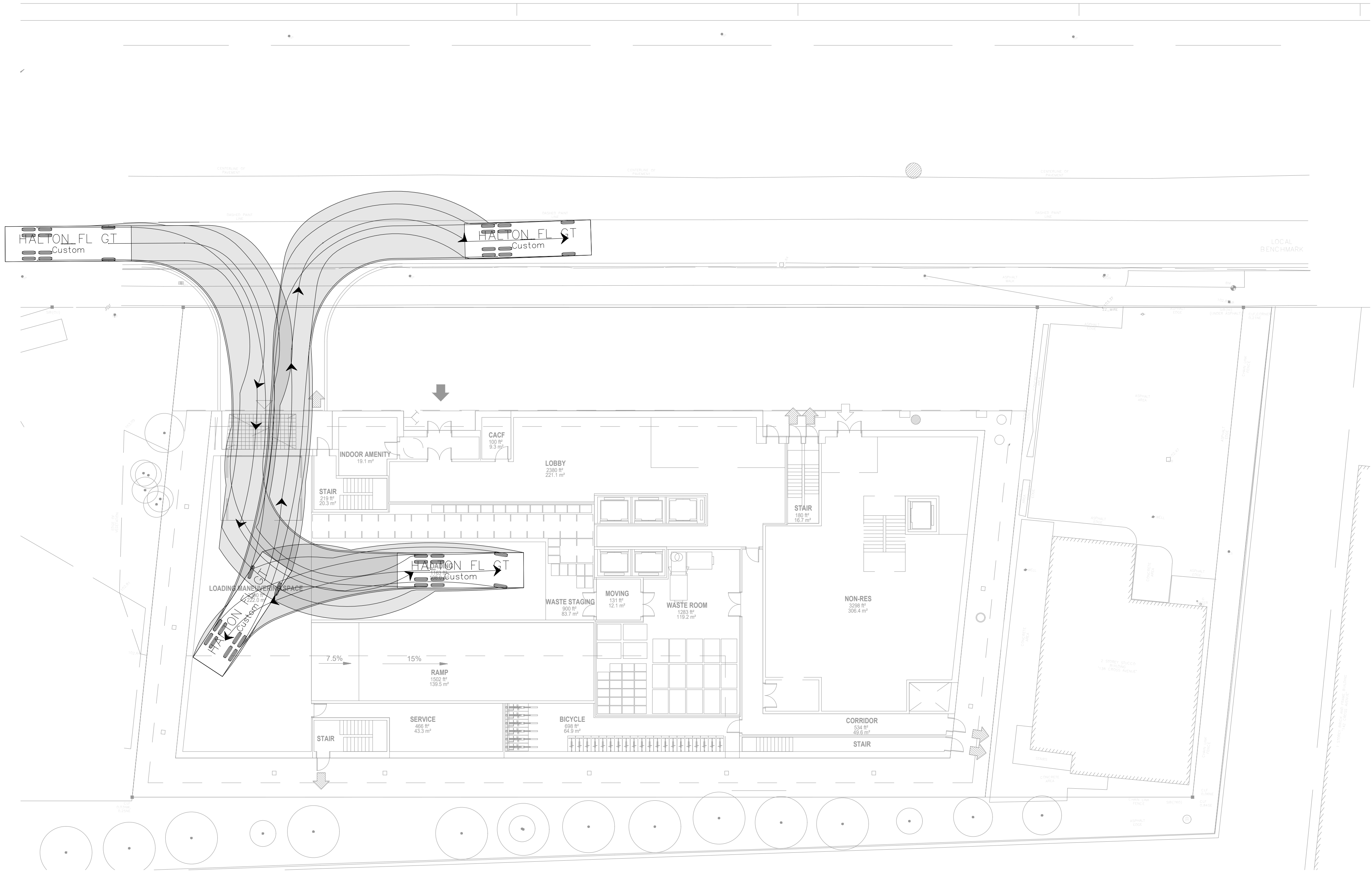
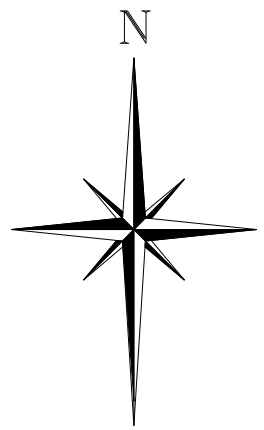
Building Sections

A451.S

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used without the expressed consent of the Architect. The Contractor is
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all discrepancies to the Architect and obtain clarification prior to commencing
work.

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APPENDIX B



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QTY

No.	ISSUE	DATE: MM/DD/YYYY
0	ISSUED FOR REVIEW	12/01/2025
1	ISSUED FOR REVIEW	01/20/2026
2	ISSUED FOR REVIEW	05/20/2026

FOR REVIEW
NOT TO BE USED FOR CONSTRUCTION

Engineer

Engineer

Project

CITY OF OAKVILLE
118 CROSS AVENUE

Drawing

VEHICLE MANEUVERING
HALTON FL GT



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Check By	A.B./A.W.	Check By	A.B./A.W.	Scale	1:200
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