

January 4, 2023

MEMO TO: Ferdi Toniolo, Senior Planner

COPY TO: Vlad Gaiu, Manager of Energy and Waste

FROM: Elizabeth Stec, Waste Management Coordinator

SUBJECT: 8700-8710 Yonge Street - D01-18007 & D02-18033

Please accept these comments in response to the December 12, 2022, circulation for the subject property listed above.

The development must follow the City's Waste Management Design and Collection Standards for Development, located in Division J of the [City's Standards and Specifications Manual](#) and the points highlighted in **yellow** must be addressed prior to the Site Plan Application. During Site Plan Application, a **waste management plan** must be submitted to the City that include/indicate the following:

ACCESS ROUTES

- Travel path of the waste collection vehicle throughout the site demonstrating continuous forward motion. The waste collection vehicles shall not be permitted to make more than a three-point turn, or to reverse more than one and a half truck lengths (21m)
- Proper signage
- Pavement markings, warning lights and mirrors
- Access routes, including points of ingress and egress, that are designed for fire routes and/or two-way traffic have a minimum width of 6m and a minimum inside turning radius of 9m
- Access routes designed for one-way traffic and are not fire routes have a minimum width of 4m, a minimum inside turning radius of 15m and a minimum outside turning radius of 14.5m

- Access routes are to maintain a minimum vertical clearance of 4.4m
- Access routes are to have a grade of no more than 5% on private property
- Access route on a driveway ramp to connect with an above or below grade structure shall have a maximum ramp grade of 8%
- Pavement structure of a private road shall be designed and constructed as per the specifications for “Light Industrial, Commercial, Apartment Residential/Condominium” found in Section C1.5 of the City of Richmond Hill’s Standards and Specifications Manual or a City approved alternative
- All supported structures travelled on by waste collection vehicles will be designed to support at least 35,000kgs with a point load of at least 6,000kgs

WASTE SEPARATION, STORAGE AND COLLECTION

- **Three separate chutes (garbage, recyclable materials and organic materials) is required. Two chutes is not acceptable.**
- Lock out and washing systems for all waste chutes
- Chute rooms on each floor
- Waste separation method for dwelling units on the same floor as the waste room
- All dwelling units are within 50m walking distance of a chute room (or waste separation location, as per the bullet above)
- Each chute room is provided with sufficient space for displaying educational material
- **Termination of three separate chutes in waste room with waste containers under each chute and a garbage compactor under one chute**
- Size of internal waste storage room(s) with area in m² including size and stream of waste containers **(At minimum, 13 3yd garbage, 16 3yd recycling and 8 2yd organics containers are required; at minimum, the size of the room must be 153m²). Waste storage room is separate from the staging area and is not shown on A205 ground floor plan. Please update A205 to include this.**
- If more than one waste storage room is planned, the number of dwelling units each waste storage room will service
- Internal vertical clearance of all waste storage rooms as 2.5m
- Hose bib and floor drain
- Waste storage room as being climate controlled
- **Measures to ensure resident/public access to garbage compactor is restricted**
- In addition to the waste storage room, a waste drop-off area of at least 11 square metres must be located adjacent to the waste storage room and easily accessible for residents to dispose of items not suitable for the chutes (i.e. large

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pieces of cardboard, textile waste, batteries, etc.). **Please update A205 plan to show space allocated for waste drop-off area.**

- Space allocation of 10 m² minimum is required to store bulky (i.e. furniture or other large items) between collection days and must be easily accessible to residents. **Please update A205 plan to show space allocated to store bulky waste.**
- **Two residential loading spaces** with minimum length of 13m, width of 4m and with a vertical clearance of at least 6.5m are required for buildings with 400 dwelling units or more. Only one loading space is shown. **Please update drawing(s) to include the second loading space required. (note: 6.5m is the minimum clearance required for the waste collection vehicle to enter the staging pad/loading area and collect the waste containers. Overhead structures, wires, pipes, etc. must not interfere with the required clearance above the entirety of this area. Please confirm vertical clearance has been met.**
- Size of the staging pad in m² (**note: at minimum, the size of the staging pad must be 80m²**)
- Planned movement of front-end containers to and from the staging area and loading space during collection
- Grade of loading space and staging pad to not exceed 2%
- Construction details of loading space and staging area

COMMERCIAL COMPONENT OF BUILDINGS

- **Commercial waste is not eligible for municipal collection**
- ICI (Retail) component is not to use or have access to the residential waste separation, storage, or collection infrastructure
- **Separate waste storage room for ICI component (for garbage, recycling and any other waste produced on site). Not shown on A205 plan, please update to include this.**
- Separate loading space for ICI component. **Not shown on A205 plan, please update to include this.**
- If the ICI includes restaurants or eating establishments, the waste storage room must be refrigerated

Please do not hesitate to contact me for any further questions.

Thank you,

Elizabeth Stec

Waste Management Coordinator
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