

April 21, 2023

**MEMO TO:** Leigh Ann Penner, Senior Planner

**COPY TO:** Vlad Gaiu, Manager of Energy and Waste

**FROM:** Elizabeth Stec, Waste Management Coordinator

**SUBJECT:** 9301, 9325 and 9335 Yonge Street – D01-20015 and D02-20029 (Related File: D06-22036)

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Please accept these comments in response to the March 20, 2023 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](#). As previously requested, a **waste management plan** must be submitted to the City that include/indicate all of the requirements below. Please separate waste management plan from Appendix C of the Transportation Report and submit as a separate document.

## **ACCESS ROUTES**

### **To be addressed at time of OPA and ZBLA Applications:**

- Continuous forward motion - To maintain safe and efficient waste collection, all access routes must be designed to allow a waste collection vehicle to enter the site, collect the waste and exit the site solely in a forward motion, whenever possible.
- If continuous forward motion is not possible the waste collection vehicles shall not be required to make more than a three-point turn, or to reverse more than two truck lengths (approximately 20 metres)
- Access routes are to maintain a minimum vertical clearance of 4.6m. Please confirm if roll up doors into the loading area(s) are being proposed and if they meet this requirement by adding the vertical clearance to the drawings.

### **Can be deferred to Site Plan Application:**

- There are some concerns with the shared access route and close proximity of the loading area(s) and parking garage. To reduce the likelihood of a conflict from occurring between the waste collection vehicle and another vehicle, mitigation measures including pavement markings, signage, warning lights and mirrors are to be shown on drawing(s).
- Access routes are to have a grade of no more than 5% on private property
- 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.

## ALL APARTMENT BUILDINGS – WASTE STORAGE, SEPARATION AND COLLECTION

### To be addressed at time of OPA and ZBLA Applications:

- Three separate chutes (garbage, recyclable materials and organic materials) – it appears that bi-sorters are being proposed, this is not acceptable.
- Chute rooms on each floor. Please show three separate chutes on drawing(s) using three circle icons. Two chutes is not acceptable.
- Two residential loading spaces required with a minimum length of 13m, width of 4m and with a vertical clearance of at least 6.5m. Note: 6.5m is the minimum clearance required for the waste collection vehicle to enter the loading area and collect the waste containers. Overhead structures, rollup doors, HVAC, piping, etc. must not interfere with the required clearance above the entirety of the loading space. Please confirm this requirement has been met and include vertical clearance note on drawings.

### Can be deferred to Site Plan Application:

- Each chute room is provided with sufficient space for displaying educational material
- Lock out and washing systems for all waste chutes
- Hose bib and floor drain
- Waste storage room as being climate controlled
- Measures to ensure resident access to garbage compactor is restricted
- Garbage compactor and all waste containers in waste storage room(s) including size and stream of waste containers must be shown. Update garbage bins noted on Site Plan & Statistics drawing to correct container size and quantity for each tower. Refer to table below and Division J of the of the City's Standards and Specification manual for more information:

**Table J-4: Minimum Waste Storage Room Sizes for Front-End Collection from Apartment Building Developments**

Number of Dwelling Units	Minimum Number of Front-End Containers			Minimum Size of Waste Storage Room
	Garbage	Recyclable Material	Organic Material	
33 to 45	2	2	2	36 m <sup>2</sup>
46 to 90	3	3	2	44 m <sup>2</sup>
91 to 135	4	4	3	55 m <sup>2</sup>
136 to 180	4	5	3	59 m <sup>2</sup>
181 to 225	5	6	4	70 m <sup>2</sup>
226 to 270	6	7	4	77 m <sup>2</sup>
271 to 315	7	8	5	88 m <sup>2</sup>
316 to 360	7	9	5	92 m <sup>2</sup>
361 to 405	8	10	5	100 m <sup>2</sup>
406 to 450	9	11	6	111 m <sup>2</sup>
451 to 495	10	12	6	119 m <sup>2</sup>
496 to 540	10	13	7	126 m <sup>2</sup>

- 10 m<sup>2</sup> for bulky waste storage must be delineated in each tower's waste storage room. Note: this area must be accessible for residents to drop off large furniture items.

- Route of waste containers from waste storage rooms to waste collection/set out areas must be shown
- Grade of loading spaces and staging pads to not exceed 2%
- Construction details of loading spaces and staging areas

## **COMMERCIAL COMPONENT - WASTE STORAGE, SEPARATION AND COLLECTION**

### **Can be deferred to Site Plan Application:**

- The commercial (non-residential) component is not eligible to receive municipal waste collection
- Route of waste containers from waste storage room to waste commercial loading area must be shown
- Internal access must be provided from each commercial unit to the commercial waste storage room
- That waste collection will occur entirely on private property
- If the development includes restaurants or eating establishments that the waste storage room be climate controlled

## **DRAFT ZBL AMENDMENT**

### **To be addressed at time of ZBLA Application:**

- Please update to include loading space requirements. Two residential loadings spaces are required and shall have a minimum width of 4 metres, minimum length of 13 metres and minimum overhead clearance of 6.5m. In addition, one commercial loading space is required.

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

Thank you,

**Elizabeth Stec**

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