

August 24, 2023

MEMO TO: Katherine Faria, Senior Planner

COPY TO: Vlad Gaiu, Manager of Energy and Waste

FROM: Elizabeth Stec, Waste Management Coordinator

SUBJECT: 9218 Yonge Street - D01-21010 and D02-21020

Please accept these comments in response to the July 18, 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](#) and a **waste management plan** must be submitted to the City that includes/indicates the following:

ACCESS ROUTES

To be addressed at time of ZBLA Application:

- Curb radii of the driveways must be increased so that waste collection vehicles do not encroach onto the left-side through lane on 16th Avenue and Yonge Street when conducting a right turn to enter the site. Updated waste collection vehicle turning diagrams must be provided with revised curb radius shown. Lane markings on 16th Avenue and Yonge Street must also be shown on the updated diagrams.
- All access routes including the roll up doors to the residential loading areas are to maintain a minimum vertical clearance of at least 4.6 metres. Vertical clearance of roll up doors to the residential loading areas must be shown on Architectural drawing A011 'Site, Context and Key Plans and Site Statistics', drawing A023 'Podium Floor Plans' and on an Elevation drawing.

Can be deferred to Site Plan Application:

- Proper signage
- Pavement markings, warning lights and mirrors
- 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

RESIDENTIAL COMPONENT – WASTE STORAGE, SEPARATION AND COLLECTION

To be addressed at time of ZBLA Application:

- Three separate chutes (garbage, recyclable materials and organic materials) are to be located in the same room and accessible through one doorway. Please update all floor plans to show one doorway to access all three chutes.
- Yonge tower is missing double door from garbage room to loading area. Please add double door to ground floor plan (drawing A023).
- For the two residential loading spaces, please include the 6.5 metre vertical clearance on Architectural drawing A011 ‘Site, Context and Key Plans and Site Statistics’, drawing A023 ‘Podium Floor Plans’ and on an Elevation drawing. Note: Overhead structures including wires, pipes, lighting, HVAC, etc. must not interfere with the minimum 6.5 metres vertical clearance above the entirety of the two residential loading spaces.

Can be deferred to Site Plan Application:

- Lock out and washing systems for all waste chutes
- Each chute room is provided with sufficient space for displaying educational material
- Measures to ensure resident access to garbage compactor is restricted
- Internal vertical clearance of all waste storage rooms at least 2.5 metres
- Hose bib and floor drain
- Waste storage room as being climate controlled
- 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 – WASTE STORAGE, SEPARATION AND COLLECTION

Can be deferred to Site Plan Application:

- Each commercial unit must have internal access to the commercial waste storage room. Waste is not permitted to be stored outside.
- If the development includes restaurants or eating establishments that the waste storage room be refrigerated.

DRAFT ZBL AMENDMENT

To be addressed at time of ZBLA Application:

- Please update residential loading space dimensions in Section 7.1 Regulations of the Draft Zoning By-law Amendment for loading spaces to have a minimum width of 4 metres, minimum length of 13 metres and minimum overhead clearance of at least 6.5 metres.

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

Thank you,

Elizabeth Stec

Waste Management Coordinator
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