



February 20, 2025

MEMO TO: Giuseppe Russo, Planner II

COPY TO: Vlad Gaiu, Manager of Energy and Waste

FROM: Leila Bal, Waste Management Coordinator

SUBJECT: 11 Harris Avenue & OPA-25-0001, ZBLA-25-0001

Please accept these comments in response to the applicant's 1st submission 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 at the site plan application stage that indicates all of the waste management requirements have been met. Requirements that must be addressed at the ZBLA application stage are identified below.

ACCESS ROUTES (Residential)

To address at time of ZBLA Application:

- **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. Travel path of the waste collection vehicles must be shown using auto-turn or similar software. A front-end vehicle must be shown entering the loading space and a rear-packer must be shown reversing into the loading space (rear-packer will be used to collect bulky waste). Update appendix G of the traffic impact study report and the arch drawings (dimensions shown below).

Waste Collection Vehicle Dimensions

Dimension	Front-End	Rear-Packer
Overall Width without mirrors	2.59m	2.56m
Overall Width with mirrors	3.59m	3.56m
Front and Rear Track Width	2.49m	2.49m
Overall Length (Arms Up/No Arms -Travelling)	9.39m	10.71m
Overall Length (Arms Down /Collecting)	11.4m	N/A
<u>Overall</u> Height (Travelling)	4.05m	3.35m
<u>Overall</u> Height (Collecting)	6.33m	N/A

- If continuous forward motion is not possible, the waste collection vehicle(s) shall not be required to make more than a three-point turn, or to reverse more than two truck lengths (approximately 21 metres). Please indicate the max reversal distance on the truck maneuvering diagrams.
- Access routes, including points of ingress and egress, designed for two-way traffic have a minimum width of 6m and a minimum inside turning radius of 9m. The access route dimensions and radii must be shown on the drawings.
Concern with the curb radii at the ingress/egress off Harris Avenue, should be increased to a minimum of 7.5m.
- Access routes designed for one-way traffic have a minimum width of 4m, a minimum inside turning radius of 15m and a minimum outside turning radius of 14.5m. The access route dimensions and radii must be shown on the drawings.
- Access routes are to maintain a minimum vertical clearance of 4.6m.

Can be deferred to Site Plan Application:

- Proper signage.
- Pavement markings, warning lights, and mirrors.
- Access routes must 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 - a letter from an engineer will be required to verify this requirement has been met.

RESIDENTIAL BUILDINGS – WASTE STORAGE, SEPARATION AND COLLECTION

Addressed at time of ZBLA Application:

- Three separate chutes are required (garbage, recycling and organics). **Tri-sorters are not acceptable.**
- Please replace the single chute with three separate chutes for each floor on drawings using circle icons (x3).
- Size of the waste storage room must be indicated (room where chutes terminate). Front-end containers must be shown stored in this room, not on the staging pad.
- One residential loading space is required for every 400 residential units. Each loading space must have a minimum length of 13m, width of 4m and with a vertical clearance of at least 6.5m. Some of the drawings in the “arch drawings pdf” show incorrect loading space dimensions – please update. 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, wires, balconies, HVAC, piping etc. must not interfere with the required clearance above the entirety of the loading space and staging area.
- Size of the staging pad (m²). Only one stream will be set out at a time. The staging pad needs to be a minimum of 15m².

Deferred to Site Plan Application:

- Specify the type of containers to be used for residents on the ground floor.
- Each chute room shall be provided with sufficient space for displaying educational material.
- Lock out and washing systems for all chutes.
- Internal vertical clearance of all waste storage rooms of 2.5m.
- Hose bib and floor drain.
- Waste storage room as being climate controlled.
- Measures to ensure resident access to garbage compactor is restricted.
- Planned movement of front-end containers from the waste storage room(s) to and from the staging pad/loading space.
- Maximum grade of loading space and staging pad no more than 2%.
- Construction details of loading space and staging area.

MIXED USE - WASTE STORAGE, SEPARATION AND COLLECTION

Addressed at time of ZBLA Application:

- The commercial (non-residential) component is not eligible to receive municipal waste collection.

- The commercial component must have a separate internal waste storage room for all garbage, recycling and any other waste produced on site. Waste is not permitted to be stored outside.
- Internal access must be provided from each commercial unit to the commercial waste storage room. Commercial tenant(s) may not have access to residential waste storage room or chutes and residential occupants may not have access to commercial waste storage room.
- If the commercial component is less than 465m², a shared loading space is permitted between commercial and residential uses, however, the commercial component is not permitted to use the loading space on days when municipal waste collection occurs.
- Waste collection shall occur entirely on private property.
- 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 to include loading space requirements. One loading space is required that has a minimum width of 4 metres, minimum length of 13 metres and minimum overhead clearance of at least 6.5m.

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

Thank you,

Leila Bal
Waste Management Coordinator
Leila.Bal@richmondhill.ca