



January 10, 2025

MEMO TO: Giuseppe Russo, Planner II

COPY TO: Vlad Gaiu, Manager of Energy and Waste

FROM: Leila Bal, Waste Management Coordinator

SUBJECT: 12460 Leslie Street & ZBLA-24-0005, OPA-24-0003

Please accept these comments in response to the applicant's 2nd 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 demonstrates all waste requirements have been met. Requirements that must be satisfied at the ZBLA stage are outlined 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. Front-end vehicles will be used to collect front-end containers and rear packers will be used to collect bulky waste. Please show the front-end vehicles entering the loading spaces in a forward motion and the rear packers reversing into the loading spaces (as well as both vehicles entering and exiting the site). The TIS must be updated to show the correct vehicle dimensions as outlined in the table below and should also include the curb radii and road widths.

Waste Collection Vehicle Dimensions

Dimension	Front-End	Rear-Packer	Top-Loader
Overall Width without mirrors	2.59m	2.56m	2.54m
Overall Width with mirrors	3.59m	3.56m	3.54m
Front and Rear Track Width	2.49m	2.49m	2.49m
Overall Length (Arms Up/No Arms -Travelling)	9.39m	10.71m	10.82m
Overall Length (Arms Down /Collecting)	11.4m	N/A	N/A
Overall Height (Travelling)	4.05m	3.35m	3.35m
Overall Height (Collecting)	6.33m	N/A	4.86m

- 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 21 metres). Please indicate the max reversal distance on the drawings.
- 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. Please indicate the curb radii at the entrance off Longworth Avenue.
- Access routes are to maintain a minimum vertical clearance of 4.6m including roll up doors. Please indicate the height of the roll up doors to the loading spaces.

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 show three separate chutes for each floor on drawing(s) using circle icons (x3).
- Waste separation method for dwelling units on the same floor as the waste storage room.
- Garbage compactor and all waste containers in waste storage rooms including size and stream of waste containers. The required number of containers for each building is shown below:

Building A (86 res units)	3 garbage containers (3yd ³)	3 recycling containers (3yd ³)	2 organics containers (2yd ³)	Staging area = 10m ²
Building B (115 res units)	4 garbage containers (3yd ³)	4 recycling containers (3yd ³)	3 organics containers (2yd ³)	Staging area = 15m ²

- 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. 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, piping, HVAC etc. must not interfere with the required clearance above the entirety of the loading space and staging area.
- The loading spaces cannot be partially internal and partially external as currently shown.
- Size of the staging pad (m²). Size shown on drawings appears to be much larger than necessary (refer to table above for required size per building). The staging areas can be reduced in size to allow for the loading spaces to be fully internal. Staging pad must be adjacent to the area of the loading space opposite to where the collection vehicle will enter the loading space.

Deferred to Site Plan Application:

- 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

- 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.
- Internal access must be provided from each commercial unit to the commercial waste storage room. Commercial tenants may not have access to residential component and residential occupants may not have access to commercial component.
- Since the commercial component is greater than 465m², a dedicated loading space for commercial usage is required.
- Waste is not permitted to be stored outside.
- 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 residential loading space is required for every 400 units that has a minimum width of 4 metres, minimum length of 13 metres and minimum overhead clearance of at least 6.5m. A dedicated commercial loading space is also required.

Please contact me with any further questions.

Thank you,

Leila Bal

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