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PROPOSED SOLID WASTE MANAGEMENT PLAN FOR

**123 Maurice Drive, Oakville, ON
c/o Rise Maurice Limited Partnership**

Date: June 27, 2019, Revised February, 2021
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1.0 INTRODUCTION

Rise Maurice Limited Partnership has made a zoning and site plan application to the Region of Halton and Town of Oakville for the development of a multi-family property for residential condominium use at 123 Maurice Drive, Oakville. There will be one, four (4) storey mid-rise residential property with a roof top terrace with 56 planned units.

As part of the development review process, a solid waste management plan has been requested to advise on how the development deals with the waste, recycling and organics that will be generated from occupancy. In addition, the report also proposes what system will be incorporated into the project for separating and collecting recyclable materials.

This report will provide the relevant information to assist Rise Maurice Limited Partnership in meeting its waste management objectives.

2.0 GENERAL INFORMATION

Person Preparing Plan:	Jason Tower, B.E.S., E.M.P.D Partner, CanAm Waste
Date Prepared:	E: jason@canamwaste.ca June 27, 2019, revised February 2021
Address of Development:	123 Maurice Drive,, Oakville
Building Use:	Residential condominium. - Proposed one (1), mid-rise building consisting of four (4) storeys and 56 units.

3.0 CONSTRUCTION WASTE

During the construction period, the incorporation of recycling throughout the site will be promoted through contract documentation.

It will be the responsibility of the construction project manager to ensure that all local regulations are adhered to and proper separation procedures are in place to maximize recycling of construction waste.

Separate bins for wood, drywall, cardboard, and other materials should be present.

4.0 PROJECTED WASTE GENERATION QUANTITIES & COMPOSITION FOR THE RESIDENTIAL CONDOMINIUMS

4.1 Residential Condominiums

Rise Maurice Limited Partnership proposes to have one (1) CanAm Waste TriSorter Recycling System (automated waste, recycling and organics system) installed to assist residents and property management in handling waste, recyclables and organics using the single garbage chute installed as indicated on the architectural drawings, with resident access located on each residential floor of occupancy.

The materials designated for collection include recyclable paper fibres such as newspaper, magazines, household fine paper, telephone directories, cardboard and boxboard containers. Recyclable containers will be collected as a commingled stream. This container stream (commingled) will include glass bottles and jars, ferrous food, beverage, aerosol and empty paint cans, aluminum cans and rigid foil products, poly-coated cartons and aseptic drinking boxes, PET (#1) and HDPE (#2) bottles and jugs.

The project will be subject to private collection as it does not meet the Region of Halton's collection requirements. It is noted that the Region of will not assume any responsibility for waste collection services until such time that all requirements for Region waste collection services have been met to the satisfaction of the commissioner.

The system will also accommodate organics collection, but subject to the collection parameters of the private waste hauler that will be contracted by the developer for ongoing waste and recycling collection.

The proposed recycling program, with additions or deletions to the program may be included by the time that occupancy occurs as indicated by the contracted waste hauler.

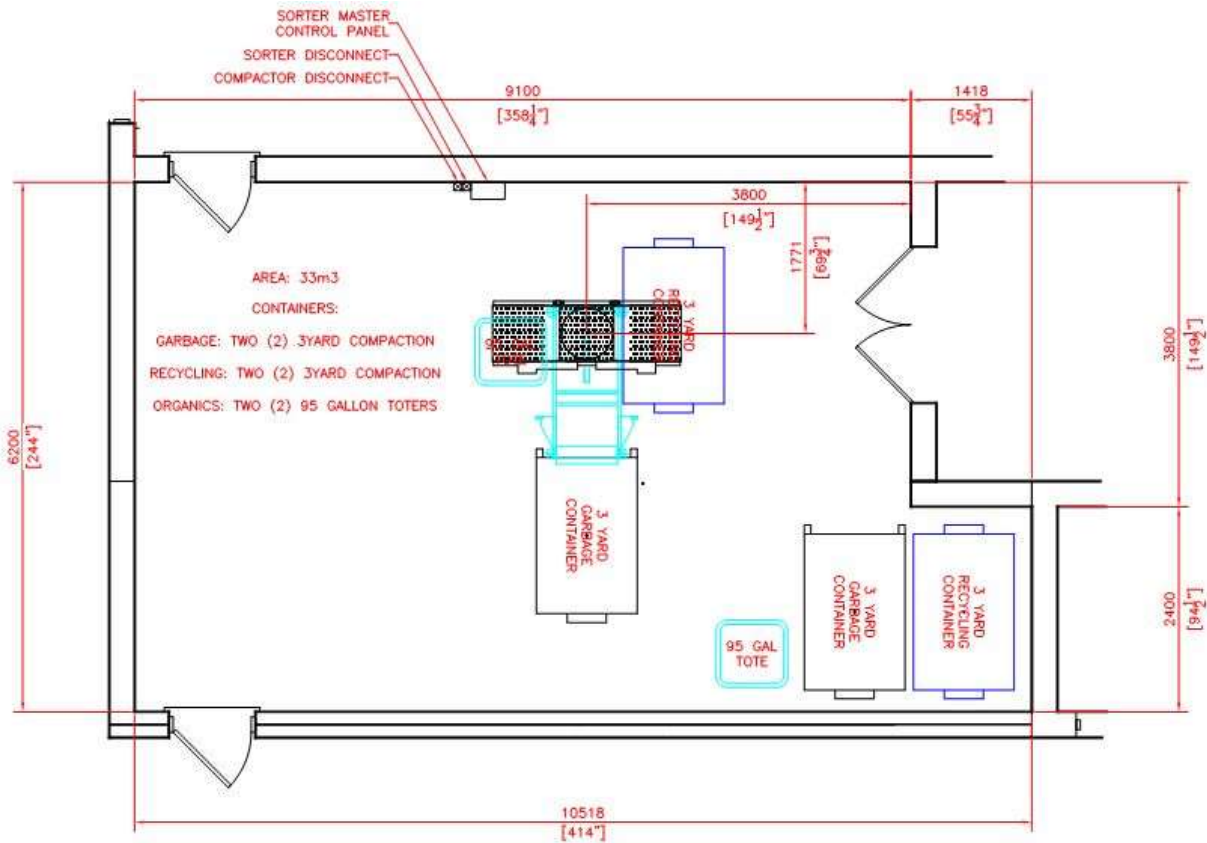
The TriSorter recycling system as installed by CanAm Waste is a specialized garbage chute extension that uses the garbage chute to direct, via a resident controlled keypad located on each floor, materials into one of three containers in the waste handling room – garbage, commingled recyclables, and organics. With the TriSorter, building residents have the convenience of garbage, recycling and organics disposal on each floor – making it **AS CONVENIENT** as regular garbage disposal.

Figure 1 - Proposed Floor Panel Configuration for Residential Condominiums – GARBAGE / RECYCLABLES / ORGANICS



Figure 2 – Proposed TriSorter Layout for Residential Condominiums

2.1 - Residential Garbage Room



Based on the architectural design of the garbage room, there is enough room to install a properly laid out TriSorter, compactor, and relevant garbage, recycling and organics containers. Shop drawings will be provided by the supplier.

5.0 MATERIAL STORAGE & COLLECTION

The installation of the system allows tenants to recycle materials and organics as conveniently as they dispose of garbage. Garbage, recyclable papers & containers (currently collected by the municipality as “commingled”), and organics all go down the single garbage chute.

A control panel on each floor enables the resident to instruct the system, located at the bottom of the chute, to direct materials into the appropriate container below – see illustration above. Labelling on the floor control panel will read “Garbage”, “recyclables” and “organics”.

For additional safety of the maintenance staff, the chute will have a manual lock out feature at the bottom of each chute. The “CanAm Chute Blocker” as it is known, will allow maintenance staff the added safety and security by providing the ability to “close down” the garbage chute – either when the containers are empty, or during servicing or emergency. Under the chute blocker, a compactor and 3 cubic yard bin will handle the garbage. Recyclable paper and containers will be collected in a front end loading container provided by the building. Organic materials will be collected in a 95 gallon totes provided by the Region. The system is adaptable to front end loading organics should the municipality change the method of collection for this material.

Additionally, all waste handling rooms shall be equipped with these additional features:

- Garbage chute will be equipped with a wash down system
- Garbage room will be equipped with electrical provisions for serviceability
- Garbage room will be equipped with a hose bib and floor drain
- Garbage room will be equipped with W.E.E.E. cabinets for future collection of Waste and Electronic Equipment
- Garbage room will be equipped with a textiles cabinet for residents to drop-off for collection by a local charity or local business to aid in the diversion of materials from landfill

CONTAINERS

The proposed garbage and recycling room will contain front end and side/rear loading containers as described below. The garbage room is located on the Ground floor level. Based on the unit count of 56 residential units, the appropriate type, size and quantity of containers are proposed as follows:

- Two (2), 3 cubic yard compaction containers
- Two (2) 3 cubic yard recyclables containers
- Two (2) 95 gallon totes for organic materials (by contracted hauler)

The calculations for the quantity of containers also takes into consideration the seasonal fluctuations in garbage & recycling generation rates based on historical performance of similarly performing properties across the Greater Toronto Area (GTA) over the past 20 years, 20 years of field experience by the author, and in addition to historical calculations provided by the Region of Halton waste management staff.

Property management staff will be responsible for moving the recyclables, garbage and organics bins from the garbage room out to the type 'G' collection pad, located on the ground level. Waste, recycling and organic collection frequency will be based on a schedule by property management and municipality.

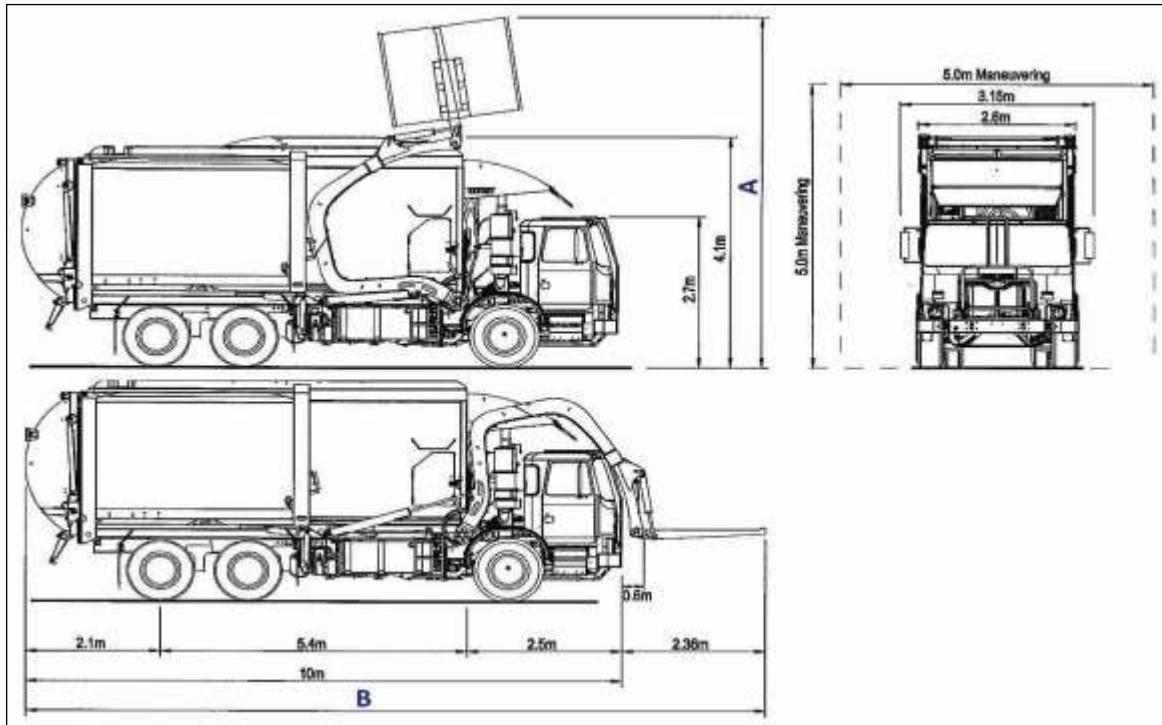
A trained on-site staff member will be available to maneuver bins for the collection driver at the ground floor loading area and also act as a flagman when the truck is reversing. In the event the on-site staff is unavailable at the time the municipal collection vehicles arrive at the site, the collection vehicle will leave the site and not return until the next scheduled collection day.

Based on the recent 2014 memo from the Ontario Ministry of Labour regarding Manual Transfer of Mobile Industrial Waste Containers, it is further recommended that when containers are full and need to be moved to the pick-up collection point located at the ground level, a Bin Buddy container mover (such as the CanAm Bin Buddy) should be used.

Additionally, the garbage room and chute will be cleaned and sanitized on a contract basis as required to reduce odours and build up. To further assist with this process, the residential garbage room on the ground floor will be equipped with an odour control system.

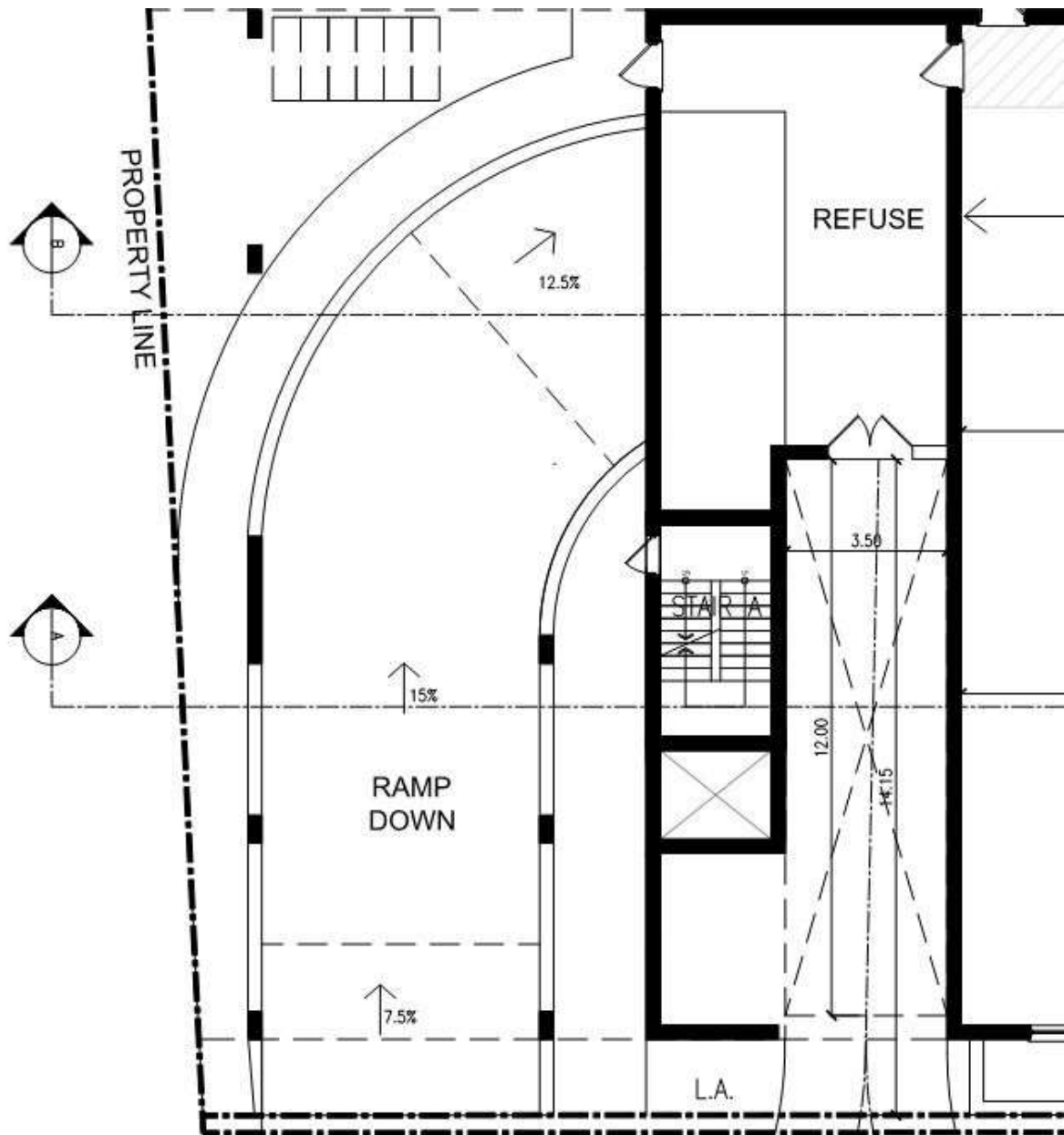
Appropriate signage with educational materials from property management will be prominently displayed on the wall and in the complex common area.

Figure 3 - Garbage collection vehicles – Private Collection



The architectural drawings sufficiently show a collection area that is suitable for front end loading through contracted garbage and recycling vehicles.

Figure 4 – 123 Maurice Condominiums Proposed Collection Area



GROUND LEVEL

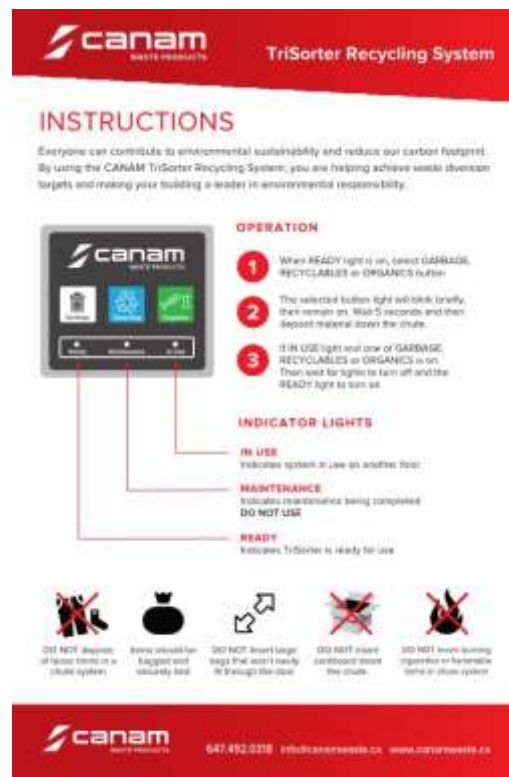
6.0 RESIDENT COMMUNICATIONS & SPECIAL MATERIALS

Upon occupancy, property management will provide residents an information package that will provide an overview of the waste management program.

The package will include:

- Recycling instruction card that describes what materials are acceptable
- How the system works. This information will be prepared by the recycling system installer
- Instructions about handling and transporting large volume wastes such as cardboard and used appliances; and

A sample of the resident communication poster explaining the use of the system:



Some waste reduction options, which property management should consider includes the following:

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- Regular promotion and feedback to residents regarding the recycling program and waste handling issues (e.g. newsletter, notices, and meetings).
 - A recycling bin to be placed at the resident's mailbox area to collect unwanted junk mail and flyers. Property management staff will then empty the paper in the recycling carts.
 - Property management will encourage the Board of Directors to initiate an annual collection of reusable goods and textiles on a periodic basis (e.g. annual closet cleanup). The materials accumulated could then be collected from a social organization such as The Salvation Army or Goodwill Industries.
 - Special wastes such as paints, fluorescent tubes, solvents, batteries that are generated by property management staff will be safely stored in the residential garbage room located on the ground floor level. As necessary, property management will transport these materials to a Region operated hazardous waste drop-off center to ensure proper management and disposal, or consult www.regeneration.ca for additional locations.

The proposed waste management system as described in this report is sufficient to accommodate the type, size and method of waste handling that is expected to be generated from a building of this type and size, located in the Town of Oakville.

Statement of Limitations

The information presented in this report is based on information gathered and observations made by Jason Tower based on information provided by the client. The report incorporates details and base figures provided during interviews with client representatives; follow-up discussions and materials made available and information available from regulatory authorities and industry associations. The analysis, conclusions and recommendations are based on the knowledge, experience, judgment and best practices of the author(s) and apply specifically and only to conditions existing at the time of the audit.

There is no warranty expressed or implied that the report uncovers all potential issues associated with the management of waste and recycling at the site. The report has involved the application of a structured methodology and standard of care consistent with industry practices to address the specific project objectives. In providing our analysis and conclusions, we cannot guarantee the completeness or accuracy of information supplied by any thirdparty.

**** END OF REPORT ****