60 Dundas Street E
Mississauga, Ontario
Preliminary (ZBA) Solid Waste Management Plan

ACLP - Dundas Street E
25 Watline Avenue, Suite 501
Mississauga ON M5E 1M2

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June 2022
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Revision	Date	Description
0	June 16, 2022	Submission for ZBA

R.J. Burnside & Associates Limited

Report Prepared By:

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CJ/JH:cv

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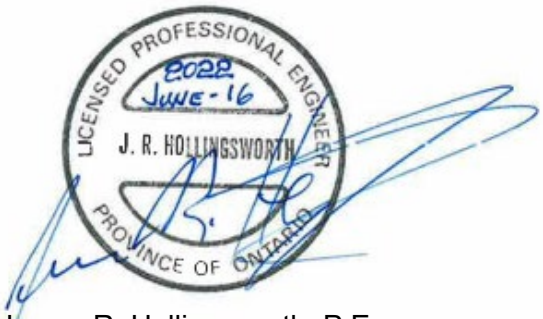

James R. Hollingsworth, P.Eng.
QA/QC & Solid Waste Specialist

Table of Contents

Appendices

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1.0 Introduction

This document describes the Preliminary Solid Waste Management Plan (plan) developed for the proposed 60 Dundas Street East mixed-use development located in the Mississauga, Ontario. This plan is based on the Chamberlain Architect Services Limited 'Rezoning Sub' Drawing Set, dated February 25, 2022. This plan is intended for municipal review during the Zoning By-law Amendment (ZBA) process. The development's Site Plan may change during the ZBA process and prior to Site Plan Approval (SPA) / construction, though it is currently expected that the methods of handling solid waste as expressed in this report will not require significant revision. The overall Site Plan, Ground Floor Plan and Statistics have been attached as Appendix A.

Although this plan does not include detailed drawings showing the number and size of bins, compactor, and chute systems, alongside the collection vehicles route, it outlines that development has the flexibility to accommodate the Region of Peel's design standards. Burnside will work with the architectural team to ensure the site's design features are shown to address Peel's waste management requirements for the updated SPA submission.

The development has a total property area of 10,734 m^2 and is comprised of:

1. 'Phase 1': will be known as Tower A, providing 416 total residential units:
    - The 36-storey Tower A includes a ground-floor loading area and a shared underground parking area.
        - Tower A features retail spaces on the ground floor.

2. 'Phase 2': consisting of 808 residential units (and no retail space):
    - Tower B is 33-storeys.
    - Tower C is 29-storeys.
    - Towers B and C share:
        - a podium (ground level through Level 5). This podium features townhouse units on the ground floor and mezzanine,
        - an underground parking area, and
        - a ground-floor loading area.

In preparing this report, Burnside has considered the following:

- Region of Peel – Waste Collection Design Standards Manual, dated 2020.
- Region of Peel – By-law No's. 35-2020, 35-2021;
- Waste Diversion Ontario – Continuous Improvement Fund (CIF) Report 219: Best Practices for the Storage and Collection of Recyclables in Multi-Residential Buildings, dated February 2011;

- Waste Diversion Ontario – Continuous Improvement Fund (CIF) Report 723: Multi-Residential Project Debriefing Series, dated March 14, 2014.
- Resource Recovery and Circular Economy Act, 2016; and
- Ontario Food and Organic Waste Framework, dated April 2018.

2.0 Waste Collection and Storage

The Region of Peel Waste Collection Design Standards Manual document, hereinafter referred to as the 'Standards', outline the requirements to obtain approval. Following the Standards provides some flexibility to address future solid waste management needs and programs. In addition, the Region's waste collection services are preferable when considering the life cycle cost of the development.

2.1 Waste Storage Rooms

There will be a waste storage room present on the ground floor of Tower A, alongside a shared waste storage room for Towers B and C to service residential units. The development will feature the following residential waste collection system:

- A single-chute system for each of the towers, accessible on each residential floor (beginning at Level 2), will be used to deliver the waste to the waste storage room:
  - Controls at the chute access include an interlock to prevent simultaneous access and access during maintenance.
- A bi-sorter will be installed on the chute (in the waste storage rooms) to direct the waste into a container for recycling (blue-box), or garbage.
- A compactor will minimize the number of bins required for garbage storage.
- 10 m^2 of contiguous space for the storage of bulky wastes will be included in each waste storage room.
- The waste storage rooms will be locked and inaccessible to residents.
- Towers B and C feature fifteen ground floor 'townhouse' suites on their shared ground floor that will not have access to the chute system for their waste. These residents will dispose of their wastes using a through-the-wall chute system leading into small carts in the waste room on the ground floor. These chutes are accessed via a waste vestibule:
  - Carts (expected to be 360 L/95 gallon capacity or similar) will be required on the receiving end of the through-the-wall chutes to collect waste as it is deposited.
  - For the recycling waste stream, the carts will be dumped into the front-lift bins regularly. A cart tipper[1] will be used to assist maintenance staff with this task. Use of a cart tipper will reduce the likelihood of workplace accidents and reduce strain on maintenance staff.
  - For the garbage stream, front-lift bins will need to be 'pre-loaded' using the cart tipper to empty the cart into an empty garbage bin. The garbage bin can then be

Figure 1: Through-the-Wall Chute

[1] A cart tipper such as one from Vestil Manufacturing Corp. or similar will be used (example, https://www.vestil.com/product.php?FID=227, accessed June 2022).

connected to the compactor to be filled. This is expected to occur every time an empty (mostly) front-lift bin is connected to the compactor.

The front-load bins and semi-automated carts used to store materials will have castors/wheels to allow maintenance staff to move the bins as required.

The waste storage rooms will be rodent proof, properly ventilated[2], and include a hose bib and floor drain for periodically washing the room. Should it be necessary, odour and insect issues can be addressed by:

- Increasing the ventilation (air changes per hour);
- Reducing the storage temperature (air conditioning);
- Adding odour neutralizer sprays in the waste room(s); and/or
- Increasing the cleaning efforts for the room, it's equipment and the waste containers.

The Standards document incorporates waste storage requirements and contains additional design criteria to describe physical characteristics of the waste storage rooms, loading areas, and building requirements to accommodate waste collection vehicles. Based on the Standards, the development is expected to be compatible with Regional provided recycling and refuse collection services. This waste management plan is sufficiently flexible to allow future revision of the Region's waste collection processes, including privatization and changes that may occur in result of the Resource Recovery and Circular Economy Act.

In addition to the Region's Standards document, Burnside considered CIF Report 219 and Report 723 related to multi-unit residential buildings for their waste management effectiveness. Both reports made recommendations for the design and operation of new buildings. The findings of the CIF reports are consistent with the Standards.

The storage requirements of waste materials may change as Individual Producer Responsibility (IPR) stewardship programs are implemented following the development of new Producer Responsibility regulations under the Resource Recovery and Circular Economy Act (RRCEA). Specifically, a new regulation (O. Reg. 391/21) under the RRCEA involves shifting responsibility for the blue box program to producers, eliminating current municipal obligations after the transition to full producer responsibility. Future changes to the recycling regulation or producer-lead programs could include additional storage requirements for dual stream collection (i.e., plastics vs. paper, or containers vs. fibres). Similarly, the producer-lead programs may need additional operational efforts from maintenance staff. Details for the implementation of recyclables collection are still

[2] Per ASHRAE Standard 62, air exchange rate for waste storage rooms as one-cubic foot per minute per square foot of floor space (1 CFM/sq.ft.). Related Ontario Building Code requirements, particularly Section 3.6.3.3 – Linen and Refuse Chutes, must also be addressed.

unknown. It is anticipated that recycling programs will remain like the Region's current programs for the next few years (2025, and possibly beyond).

2.2 Two Stream Waste Disposal

Each tower will provide a chute system (starting at level two) to facilitate the collection of recycling and garbage. It is recommended that posters are displayed near the chute door on each floor that educate the residents on waste diversion, reduction, and acceptable wastes.

The chutes will lead waste into their respective waste storage room. A bi-sorter will be installed on the bottom of each chute. The bi-sorter will feed:

- 4 yd^3 front load bins for recycling; and
- A compactor that loads 3 yd^3 front load bins for garbage.

Table 1 and Table 2 of Section 4.0 outline the waste bin and equipment requirements for each development Phase. Maintenance staff will check the bins daily to ensure those reaching capacity are exchanged for empty units. Carts accepting through-the-wall chute wastes will also be checked and emptied as necessary into bins, as described in Section 2.1. Trained maintenance staff will control access to the waste storage room as there are safety concerns associated with the chutes and the garbage compactor.

2.2.1 Waste Collection

Garbage and recyclables produced from residents will be collected in their respective Loading Area, located on the ground level. Tower's B and C will share a loading area, while Tower A will utilize its own loading area. The Loading Area's will be designed in accordance with the Standards so that the municipally contracted waste collection service provider (collection vehicle driver) does not need to exit the vehicle to jockey bins while collecting the waste stream. Maintenance staff will organize bins in accordance with the 'grid' system in preparation for collection, as displayed in Appendix 4 of the Standards.

The Loading Area's and their approach will be designed in accordance with the following:

- A minimum 18 metre straight-on approach to the collection point.
- The approach will have a maximum 2% slope.
- The approach will be the same width as the collection point.
- Minimum overhead clearance of 7.5 metres, free of obstructions.
- The path travelled by the collection vehicle, and the loading area itself, will be able to support the fully loaded collection vehicle (35 tonnes).

Maintenance staff will be available during collection to maneuver bins for collection, should there be any that cannot be accommodated in the designated loading area.

On each collection day, prior to 7:00 a.m., maintenance staff will move the bins from the waste storage rooms to their respective Loading Area. The maintenance staff may use a ride-on tractor or a trash bin mover[3] to move bins within the Tower's. Once empty, staff will return bins to the appropriate waste storage room for continued use by residents.

While the bins are in the Loading Area, there may not be a bin available for resident use in the waste storage rooms. The chute system can be 'locked out' to prevent disposal of that waste type (or all wastes) in this situation. All residents will be made aware of the waste collection schedule so they can plan their disposal routine while minimizing waste stream contamination (i.e., garbage in recycling) and maximize diversion (avoiding recyclables in the garbage stream).

2.2.2 Bulky Waste Disposal

A contiguous bulky waste storage room, at least 10 m^2 in size, is provided in each Tower's waste storage room. Bulky waste items such as used furniture, mattresses, appliances, etc. will be temporarily stored. This material will be collected by the Region as coordinated by the Property Manager. Residents will contact staff for escorted access to this room.

Materials that are subject to a stewardship program or a Product Care Association and items such as automotive tires, paints, and electronics, will not be accepted as bulky waste.

2.2.3 Grounds Keeping, Maintenance and Renovations

It is anticipated that waste generated by minor building maintenance activities, such as replacing broken fixtures, light bulbs, etc. (but excluding Section 2.3 Materials Not Collected), can be accommodated in the waste room.

Grounds' keeping is expected to be a contracted service. The service provider will remove the leaf and yard waste as part of their contract.

Construction contractors will typically undertake significant renovations or maintenance projects. It is expected that wastes generated during the work will be removed as part of their contract.

[3] The WasteCaddy (https://www.djproducts.com/product/video-wastecaddy-efficient-trash-bin-mover/, accessed June 2022) is provided as an example.

2.3 Materials Not Collected

Waste materials that are not accepted by the Region's multi-unit residential waste collection system will not be collected. Similarly, these materials will not be accepted or stored in the waste storage rooms.

Hazardous and Special Products (HSP) and Waste Electronics and Electrical Equipment (WEEE) are not accepted by the Region's collection vehicles. Residents with HSP or WEEE must return it to an appropriate recovery facility, such as retailers with take-back programs or to an accepting Regional Waste Management Facility. The residents are responsible for the storage and disposal of these materials.

The waste materials that are collected may change as IPR stewardship programs are developed under the Resource Recovery and Circular Economy Act (RRCEA). For instance, the HSP program began in October 2021. Changes may include additional take-back programs at retailers. Overall, it is expected that changes to the wastes collected can be accommodated within the waste storage areas available at the development.

3.0 Commercial Waste Management

Regional Standards require retail / commercial waste stored and disposed (collected) separately from the residential waste stream. The development includes a cumulative retail/commercial floor space of approximately 848 m^2 split between separate areas located on the ground floor and mezzanine of Tower A. As a result, private waste collection services will be arranged for the retail/commercial area of the development. These arrangements will be made by the retail/commercial user(s) or may be coordinated by building management for collection with the residential waste stream.

Generally, commercial and retail waste streams for this type of development generate mainly cardboard, paper products or organic wastes. It is assumed each retail / commercial tenant will use their own waste carts for recycling and garbage (and perhaps organics).

It is anticipated that once per week waste collection will be enough for the retail / commercial tenants. This could change depending on tenants' operations (quantities and characteristics of their waste).

Collection for retail / commercial areas at the site is to be facilitated by a private contractor. The Property Manager will coordinate the private collection to ensure it does not conflict with the Region's residential waste collection schedule.

4.0 Waste Management System Requirements

Recyclables and garbage will be collected by the Region separately on different days each week. Garbage will be collected twice weekly while recyclables will only be collected once per week.

Table 1, Table 2 (below) outline the equipment requirements for the residential waste storage rooms. Burnside has based our waste storage containers (bin counts) on details outlined in the Region of Peel Standards:

- It is assumed that compacted 3 yd^3 garbage bins will be collected twice per week. Section 4.1.1 of the Standards indicates 54 residential units can be accommodated using one 3 yd^3 compacted garbage bin.
- Section 4.1.1 of the Standards indicates 60 residential units can be accommodated using one 4 yd^3 recycling bin.

Table 1: Waste Storage Room Equipment Requirements – Tower A (Phase 1)

Quantity	Item	Use	Collection Frequency
7	4 yd^3 front load waste bin	Recycling (uncompacted)	Weekly
8	3 yd^3 front load waste bin (compaction type bin)	Garbage (compacted)	Weekly
1	Waste Compactor	Compacts garbage into the 3 yd^3 front load bins	N/A
• The Tower A waste storage room will facilitate all items listed above and allows for the repositioning of bins as they reach capacity.			

The total space occupied by these bins will be 46 m^2, in accordance with the dimensions provided in Appendix 6 of the Standards. Tower A's waste storage room is 166 m^2. It provides excess capacity for the equipment and waste containers and added flexibility to accommodate future needs.

Table 2: Waste Storage Room Equipment Requirements – Towers B & C (Phase 2)

Quantity	Item	Use	Collection Frequency
14	4 yd^3 front load waste bin	Recycling (uncompacted)	Weekly
15	3 yd^3 front load waste bin (compaction type bin)	Garbage (compacted)	Twice Weekly
1	Waste Compactor	Compacts garbage into the 3 yd^3 front load bins	N/A
3	360 L semi-automated carts	Accept waste via through-the-wall chutes	N/A
• The Tower B & C waste storage room will facilitate all items listed above and allows for the repositioning of bins as they reach capacity.			

The waste storage room for Towers B and C is located on the ground floor, within the podium. The chute for Tower B enters the (construction) west end of the room while Tower C's chute is on the (construction) east end. Waste containers and equipment listed in Table 2 are stored in between these chutes in the shared area. The shared area is 398 m^2 yet the containers, equipment and bulky waste storage area are expected to need just 90 m^2 per Appendix 6 of the Standards. The excess room area provides additional storage capacity and flexibility to address future needs.

5.0 Conclusions

From the research completed in preparing this report, Burnside believes that the 60 Dundas Street E mixed-use development has the flexibility to accommodate the Region's design standards. Burnside will work with the architectural team to ensure the site's design features address Peel's waste management requirements for SPA submission. Further, the development's design provides the flexibility required to address future solid waste management systems.

BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

Appendix A

Site Plans and Statistics

1 / A001 Site Plan
1 : 300

REQUIREMENTS

ZONING BY LAW:

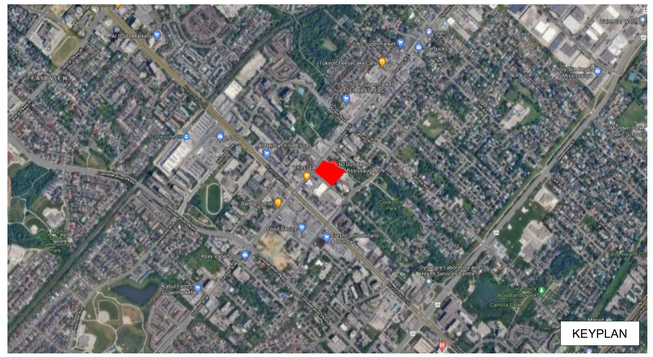
2.0	**CONDOMINIUM APARTMENT**	1.00 RESIDENT SPACE PER STUDIO UNIT 1.25 RESIDENT SPACES PER ONE-BEDROOM UNIT 1.40 RESIDENT SPACES PER TWO-BEDROOM UNIT 1.75 RESIDENT SPACES PER THREE-BEDROOM UNIT 0.20 VISITOR SPACES PER UNIT
3.0	RENTAL APARTMENT	1.00 RESIDENT SPACE PER STUDIO UNIT 1.18 RESIDENT SPACES PER ONE-BEDROOM UNIT 1.36 RESIDENT SPACES PER TWO-BEDROOM UNIT 1.50 RESIDENT SPACES PER THREE-BEDROOM UNIT 0.20 VISITOR SPACES PER UNIT
4.0	APARTMENT (WITH IN CC1 TO CC4)	1.0 RESIDENT SPACE PER UNIT 0.15 VISITOR SPACES PER UNIT
5.0	ARENA	1.0 SPACES PER 4 SEATS OF FIXED SEATING OR 2M OF BENCH SEATING
9.0	COMMUNITY CENTER	4.5 SPACES PER 100M2 EXCEPT FOR ARENA
41.2	RETAIL STORE (IN A C4 ZONE)	4.0 SPACES PER 100M2

Table 8: Recomended Minimum Bike Parking Requirements

Land Use	Bicycle Requirement Class	
	CLASS A (LONG-TERM)	CLASS B (SHORT-TERM)
Residential apartments and multi-unit dwellings	0.8 spaces per unit	Minimum 6 spaces for visitors
Retail	0.5 per 500m² (GFA)	1.0 per 500m² (GFA)
Business office	0.5 per 500m² (GFA)	0.5 per 500m² (GFA)
Medical office	0.5 per 500m² (GFA)	0.5 per 500m²
Employment	0.5 per 500m² (GFA)	Minimum 2 spaces
Elementary school, secondary school	1 per 15 students	1 for every 10 students
Post-secondary school	1 per 15 students	1 per 15 students
Institutional	0.5 per 500m² (GFA)	0.5 per 500m² (GFA)

GROSS FLOOR AREA (GFA)

MEANS THE SUM OF THE AREAS OF EACH STOREY OF A BUILDING ABOVE OR BELOW ESTABLISHED GRADE, MEASURED FROM THE EXTERIOR OF OUTSIDE WALLS OF THE BUILDING INCLUDING FLOOR AREA OCCUPIED BY INTERIOR WALLS
BUT EXCLUDING ANY PART OF THE BUILDING USED FOR:
- MECHANICAL FLOOR AREA,
- STAIRWELLS,
- ELEVATORS,
- MOTOR VEHICLE PARKING,
- BICYCLE PARKING,
- STORAGE LOCKERS,
- BELOW-GRADE STORAGE,
- ANY ENCLOSED AREA USED FOR THE COLLECTION OR STORAGE OF DISPOSABLE OR RECYCLABLE WASTE GENERATED WITHIN THE BUILDING,
- COMMON FACILITIES FOR THE USE OF THE RESIDENTS OF THE BUILDING,
- A DAY CARE AND AMENITY AREA. (0174-2017)



SITE STATISTICS

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING FOOTPRINT - BUILDING A	1378.19 m²	14835 ft²	12.9%
BUILDING FOOTPRINT - BUILDING B	2277.40 m²	24514 ft²	21.3%
	3655.59 m²	39348 ft²	34.3%
HARD LANDSCAPE			
ASPHALT	1962.60 m²	21125 ft²	18.4%
CURB	74.07 m²	797 ft²	0.7%
PAVER 2x2	34.21 m²	368 ft²	0.3%
SIDEWALK	983.49 m²	10586 ft²	9.2%
	3054.37 m²	32877 ft²	28.6%
SOFT LANDSCAPE			
LANDSCAPE	3960.18 m²	42627 ft²	37.1%
	3960.18 m²	42627 ft²	37.1%
	10670.15 m²	114853 ft²	100.0%

PROPERTY

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
PROPERTY			
PROPERTY	10734.05 m²	115540 ft²	100.0%
	10734.05 m²	115540 ft²	100.0%
	10734.05 m²	115540 ft²	100.0%

FLOOR AREA

Level	Area	FSI
Not Placed	0 m²	0.00
2ND FLOOR	2286 m²	0.21
2ND MEZZ. FLOOR	3184 m²	0.30
3RD FLOOR	4158 m²	0.39
4TH FLOOR	2959 m²	0.28
5TH FLOOR	2959 m²	0.28
6TH FLOOR	2400 m²	0.22
7TH FLOOR	2400 m²	0.22
8TH FLOOR	2400 m²	0.22
9TH FLOOR	2400 m²	0.22
10TH FLOOR	2400 m²	0.22
11TH FLOOR	2400 m²	0.22
12TH FLOOR	2400 m²	0.22
13TH FLOOR	2400 m²	0.22
14TH FLOOR	2400 m²	0.22
15TH FLOOR	2400 m²	0.22
16TH FLOOR	2400 m²	0.22
17TH FLOOR	2400 m²	0.22
18TH FLOOR	2400 m²	0.22
19TH FLOOR	2400 m²	0.22
20TH FLOOR	2400 m²	0.22
21ST FLOOR	2400 m²	0.22
22ND FLOOR	2400 m²	0.22
23RD FLOOR	2400 m²	0.22
24TH FLOOR	2400 m²	0.22
25TH FLOOR	2400 m²	0.22
26TH FLOOR	2400 m²	0.22
27TH FLOOR	2400 m²	0.22
28TH FLOOR	2400 m²	0.22
29TH FLOOR	2400 m²	0.22
30TH FLOOR	2195 m²	0.20
31ST FLOOR	1600 m²	0.15
32ND FLOOR	1600 m²	0.15
33RD FLOOR	1600 m²	0.15
34TH FLOOR	1399 m²	0.13
35TH FLOOR	800 m²	0.07
36TH FLOOR	800 m²	0.07
MEZZANINE / TH SEC FLR	2217 m²	0.21
ROOF DECK FLOOR	454 m²	0.04
T/O GROUND FLOOR	3984 m²	0.37
GCA - ABOVE GRADE	89795 m²	8.37

GFA & NON GFA

Area	% BY AREA	FSI
GFA		
67847 m²	74%	6.32074
67847 m²	74%	6.32074
NON GFA		
24380 m²	26%	2.271267
24380 m²	26%	2.271267

GFA & NON GFA - TOWER A

Area	% BY AREA	FSI
GFA		
25003 m²	66%	5.156654
25003 m²	66%	5.156654
NON GFA		
12831 m²	34%	2.646252
12831 m²	34%	2.646252

GFA & NON GFA - TOWER B & C

Area	% BY AREA	FSI
GFA		
42844 m²	79%	7.279791
42844 m²	79%	7.279791
NON GFA		
11549 m²	21%	1.962329
11549 m²	21%	1.962329

UNIT MIX

Name	Count	% BY COUNT
1 BR	741	61%
2 BR	292	24%
STUDIO	176	14%
TOWNHOUSE	15	1%
	1224	100%

PARKING SCHEDULE

Comments	Count
UG 1	
BLDG - A	59
BLDG - B	116
	175
UG 2	
BLDG - A	68
BLDG - B	132
	200
UG 3	
BLDG - A	68
BLDG - B	132
	200
UG 4	
BLDG - A	68
BLDG - B	132
	200
UG 5	
BLDG - A	70
BLDG - B	134
	204
Grand total: 979	979

PARKING

Comments	Count	NOTE 4
BLDG - B		
BLDG - B	551	TENANT
BLDG - B	14	TENANT - ACC
BLDG - B	77	VISITOR
BLDG - B	4	VISITOR - ACC
BLDG - B: 646	646	
BLDG - A		
BLDG - A	281	TENANT
BLDG - A	10	TENANT - ACC
BLDG - A	40	VISITOR
BLDG - A	2	VISITOR - ACC
BLDG - A: 333	333	
Grand total: 979	979	

LOCKERS

Description	Depth	Width	Count	Area
Building A				
5' x 5'	1.5	1.5 m	265	2.3 m²
5' x 8'	2.6	1.5 m	72	4.0 m²
			337	
Building B				
5' x 5'	1.5	1.5 m	463	2.3 m²
			463	
800			800	

BICYCLE PARKING LT

LT / ST	Count	Description
1		
LT	250	600mm x 1800mm
LT RETAIL	1	600mm x 1800mm
ST	21	600mm x 1800mm
ST RETAIL	2	600mm x 1800mm
2		
LT	485	600mm x 1800mm
ST	41	600mm x 1800mm
Grand total: 800	800	

Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE
1	CLIENT REVIEW	2021-05-07
2	CLIENT REVIEW	2021-11-19
3	DARC Sub	2021-11-24
4	DARC COOR	2022-01-13
5	REZONING SUB	2022-02-25

SEAL

CONSTRUCTION NORTH TRUE NORTH

60 Dundas Appartments

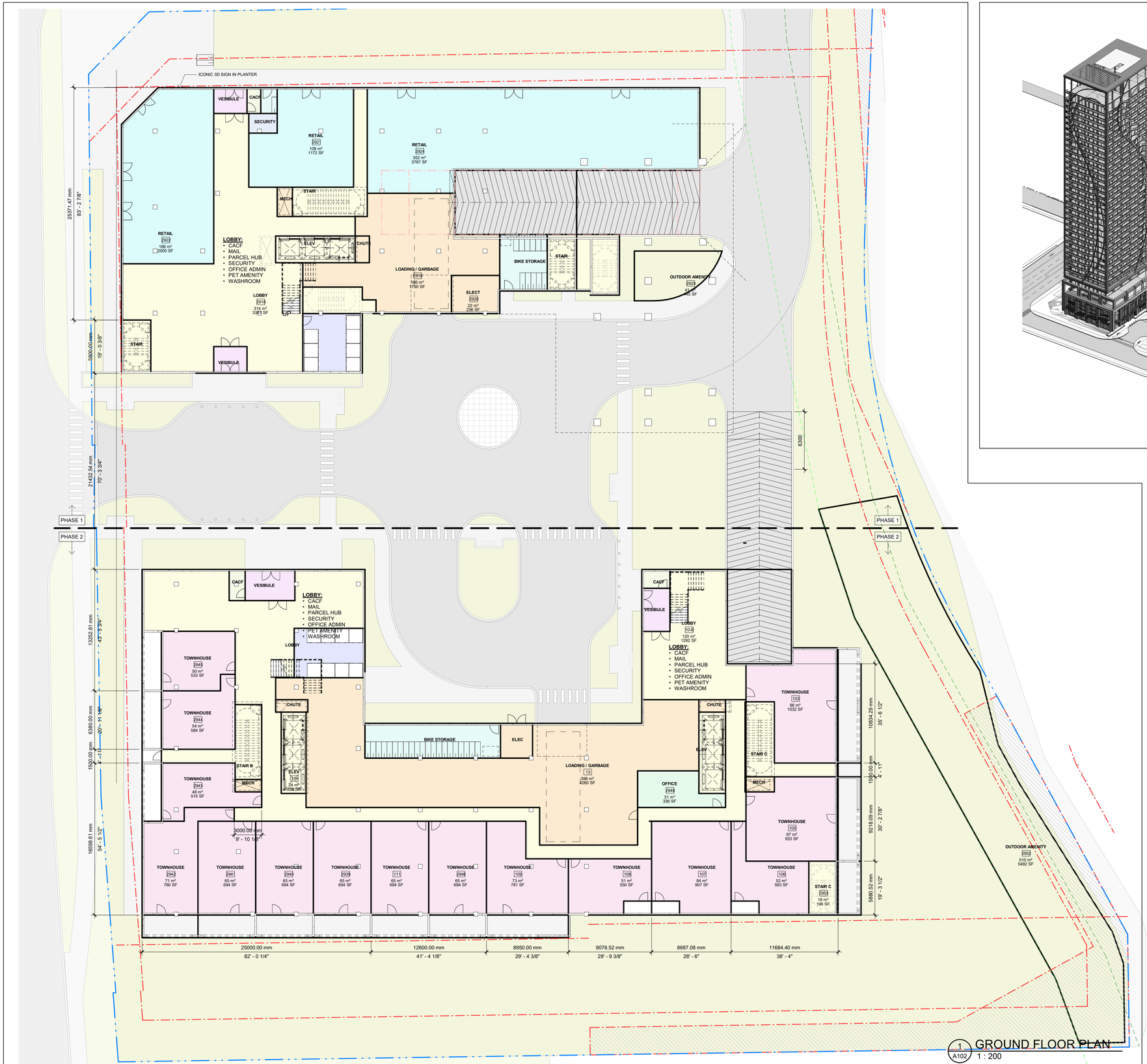
60 Dundas St. E,
Mississauga, ON

SHEET NAME

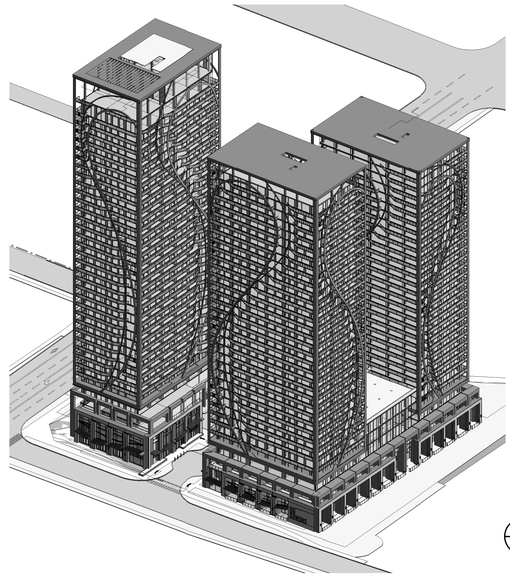
SITE PLAN

START DATE: Issue Date
DRAWN BY: ME / CC / DM
CHECKED BY: JMC
SCALE: As indicated
PROJECT NO.: 121022
DRAWING: A001

C:\Users\melissaw\Documents\121022 - 60 Dundas - SD - SITE & UNDERGROUND_Mor-Elsayed.rvt
2/22/2022 9:11:58 AM



1 A102 GROUND FLOOR PLAN
1 : 200



2 A102 3D - Axo A

UNIT MIX

Name	Area	Count	% BY COUNT
PHASE 1			
1 BR	12570 m²	256	21%
2 BR	7128 m²	96	8%
STUDIO	2387 m²	64	5%
PHASE 1: 416	22085 m²		
PHASE 2			
1 BR	23936 m²	485	40%
2 BR	14710 m²	196	16%
STUDIO	4165 m²	112	9%
TOWNHOUSE	988 m²	15	1%
PHASE 2: 808	43799 m²		
Grand total: 1224	65884 m²		

FLOOR AREA

Level	Area	Area Sf
Not Placed	0 m²	0 ft²
T/O GROUND FLOOR	4161 m²	44792 ft²
MEZZANINE / TH SEC FLR	2217 m²	23863 ft²
2ND FLOOR	3959 m²	42614 ft²
2ND MEZZ. FLOOR	3184 m²	34270 ft²
3RD FLOOR	4158 m²	44756 ft²
4TH FLOOR	2959 m²	31852 ft²
5TH FLOOR	2959 m²	31852 ft²
6TH FLOOR	2400 m²	25833 ft²
7TH FLOOR	2400 m²	25833 ft²
8TH FLOOR	2400 m²	25833 ft²
9TH FLOOR	2400 m²	25833 ft²
10TH FLOOR	2400 m²	25833 ft²
11TH FLOOR	2400 m²	25833 ft²
12TH FLOOR	2400 m²	25833 ft²
13TH FLOOR	2400 m²	25833 ft²
14TH FLOOR	2400 m²	25833 ft²
15TH FLOOR	2400 m²	25833 ft²
16TH FLOOR	2400 m²	25833 ft²
17TH FLOOR	2400 m²	25833 ft²
18TH FLOOR	2400 m²	25833 ft²
19TH FLOOR	2400 m²	25833 ft²
20TH FLOOR	2400 m²	25833 ft²
21ST FLOOR	2400 m²	25833 ft²
22ND FLOOR	2400 m²	25833 ft²
23RD FLOOR	2400 m²	25833 ft²
24TH FLOOR	2400 m²	25833 ft²
25TH FLOOR	2400 m²	25833 ft²
26TH FLOOR	2400 m²	25833 ft²
27TH FLOOR	2400 m²	25833 ft²
28TH FLOOR	2400 m²	25833 ft²
29TH FLOOR	2400 m²	25833 ft²
30TH FLOOR	2195 m²	23629 ft²
31ST FLOOR	1600 m²	17222 ft²
32ND FLOOR	1600 m²	17222 ft²
33RD FLOOR	1600 m²	17222 ft²
34TH FLOOR	1399 m²	15061 ft²
35TH FLOOR	800 m²	8611 ft²
36TH FLOOR	800 m²	8611 ft²
ROOF DECK FLOOR	454 m²	4882 ft²
GCA - ABOVE GRADE	91645 m²	986463 ft²

Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE
1	CLIENT REVIEW	2021-11-19
2	DARC Sub	2021-11-24
3	DARC COOR	2022-01-13
4	REZONING SUB	2022-02-25

SEAL

CONSTRUCTION NORTH | TRUE NORTH

60 Dundas Appartments

60 Dundas St. E,
Mississauga, ON

SHEET NAME

GROUND FLOOR

START DATE	Issue Date
DRAWN BY	ME / CC / DM
CHECKED BY	JMC
SCALE	1 : 200
PROJECT NO.	121022
DRAWING	A102

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R.J. Burnside & Associates Limited