



November 21, 2023

Waste Management Strategy

For the Proposed St. Luke's Dixie Seniors' Residence Corporation Housing Expansion Project
4150 Westminster Place, Mississauga, ON

This document was created in response to the City of Mississauga and Region of Peel's DARC comments for this project, including comments from Mississauga Urban Design and Landscape Architecture – Development Design staff, as well as Regional Public Works staff.

The proposed development is a 70-unit seniors' affordable rental apartment building. The proposal is an infill project, intensifying an underutilized portion of the site, while retaining the existing 3-storey seniors affordable rental apartment building. The waste management strategy balances waste collection guidelines, existing site conditions and constraints, and comments from municipal and regional staff.

Existing Conditions and Waste Management On-Site

The site at 4150 Westminster Place currently contains a 3-storey seniors affordable rental apartment building with 190 residential units. The existing site layout is characterized by a roughly C-shaped building containing a partially enclosed exterior courtyard. The existing building is situated on the northerly two-thirds (2/3) of the site. The southern third of the site currently contains a surface parking lot. The principal vehicular point of ingress and egress is near the centre of the site, off of Westminster Place. Current residents of the existing 3-storey building on the site are required to carry their waste and recycling to a garbage room at the northeast corner of the building. Waste and recycling is collected in bins within the garbage room and bins are rolled out to the exterior waste collection area at the northeast corner of the site. Currently, Regional waste collection vehicles enter the site from a driveway off of Westminster Place, complete waste pick-up, and are forced to reverse onto Westminster Place to exit.

Staff Comments

As part of a DARC meeting held in June, 2023, Municipal Staff provided comments pertaining to waste collection for the proposed 70-unit seniors affordable rental apartment building, including:

Urban Design

A waste storage and pick-up area along Rathburn Road is not desirable. If it is not feasible to relocate the existing waste storage and pick-up area from the southwest corner of the site, it should be upgraded with high-quality decorative enclosure complementing the exterior building elevations with swinging gates that screen the bins from street view when closed.

Landscape Architecture – Development Design

The original proposed waste storage and collection location along Rathburn Road required the elimination of mature trees, which staff do not support.

Regional Public Works

Staff provided technical requirements related to waste collection, which the project design team intend to satisfy at formal submission of the application. These comments included: depiction of the waste storage room, including bin size, number, type, and calculations; enhanced vehicular and pedestrian safety through a warning system; an 18 metre straight head-on approach to waste bins; and a concrete pad extending a minimum of 1.5 metres from the concealed waste collection point.

Original Proposed Residential Waste Management Strategy

As part of the submission discussed at the June 2023 DARC meeting, the project design team had proposed waste collection at the southwest corner of the site, adjacent to Rathburn Road. Waste would be stored in an Earth Bin or Molok waste container to minimize visibility and odour from the public realm.

Updated Proposed Residential Waste Management Strategy

After exploring alternative waste storage and collection points, the project design team is proposing to keep its location at the southwest corner of the site, with some changes that would address staff comments. Alterations to the waste management strategy include:

- Using front-end bins which comply with the Regional Waste Collection Design Standards Manual – bin requirement calculations, and the bins themselves are shown on an attached updated diagram;
- Diagram showing the proposed waste storage room, with bin size, number, and type shown, as well as a bulk waste storage area in compliance with the Waste Collection Design Standards;
- Minor adjustments to the proposed waste storage enclosure so that an existing retaining wall can remain in-place, eliminating damage to existing private trees located at the southwest corner of the site;
- Addition of a new enclosure and doors (135-degree of swing) to screen waste storage and collection point from the public realm on Rathburn Road;
- Addition of a poured concrete apron extending >1.5 metres beyond the edge of the concealed waste collection point
- Depiction of an 18 metre straight head-on approach to the waste bins

The proposed waste storage and collection point at the southwest corner of the site is the most efficient location available for waste pick-up on the site, being +/- 10 metres from the garbage room. It is also the least disruptive alternative for existing and future residents. With the implemented alterations described above, it reduces environmental impact and minimizes aesthetic impacts to the public realm on Rathburn Road.

Alternatives Explored

Constrained by the existing site layout and building footprint, the project design team explored three (3) alternative waste collection locations:

1. Northwest corner of site
2. Existing waste collection location - northeast corner of site
3. Adjacent to proposed building

Alternative 1: Northwest corner of site

The project design team explored an alternative waste storage and collection point near the northwest corner of the site, proximate to Shelby Park and the exterior courtyard, and accessible by the interior driveway. This location would be well separated from the public realm and the Rathburn Road streetscape and be able to meet Regional waste collection requirements, it was ultimately dismissed for two (3) reasons. First, the location would have required damage to an existing private trees. Second, it would have created challenges with winter snow storage, also planned nearby. Third, the location would have created significant logistical challenges, being +/- 85 metres from the proposed building, and +/- 90 metres from even a relocated garbage room on the ground floor of the proposed building.

Alternative 2: Existing waste collection location – northeast corner of site

The project design team also explored using the existing waste collection point at the northeast corner of the site. The location was also dismissed for three (3) reasons. First the location could only be accessed from the proposed building via the municipal sidewalk along Westminster Place, which would not be desirable by either St. Luke's Dixie Residence Corporation or municipal staff. Transport of any waste through the residential spaces of the existing building on the site would be impossible and undesirable. Second, the distance to move compacted waste and recycling bins from the proposed building would be a minimum of +/- 200 metres, impractical for staff to move bins 1-2 times per week. Third, the area of the existing waste collection point would be insufficient for the new bins required to serve the proposed building. An expansion would not be practical or desirable due to setbacks from the property line, and proximity to existing residential uses immediately north of the waste collection point.

Alternative 3: Adjacent to proposed building

The final alternative explored by the project design team was to locate the waste collection point immediately adjacent to the proposed building, at its southwest corner, nearest to the proposed garbage room. This location was dismissed by the project design team as all iterations of this alternative would block the driveway and interfere with the fire route.