

DATE: September 27, 2012

REPORT TITLE: **REQUEST FOR PRIVATE WASTE COLLECTION  
339 BURNHAMTHORPE ROAD WEST  
SITE PLAN APPLICATION NUMBER SP-12-052M  
CITY OF MISSISSAUGA, WARD 4**

FROM: Dan Labrecque, Commissioner of Public Works

### RECOMMENDATION

**That private waste collection be permitted for the proposed 68 back-to-back townhouse dwellings to be located at 339 Burnhamthorpe Road West, in the City of Mississauga, Ward 4;**

**And further, that the report of the Commissioner of Public Works, dated September 27, 2012, titled "Request for Private Waste Collection, 339 Burnhamthorpe Road West, Site Plan Application SP-12-052M, City of Mississauga, Ward 4" be forwarded to the City of Mississauga and the applicant, Amacon Developments (City Centre Corp.), for information.**

### REPORT HIGHLIGHTS

- On June 21, 2007, "Waste Management Division: Waste Collection Design Standards Manual" was endorsed by Regional Council (Resolution Number 2007-799).
- An application for site plan approval has been received for 68 back-to-back townhouse dwellings that would require the waste collection vehicle to back onto Parkside Village Drive. This would be contrary to our Design Standards. The applicant requested private waste collection as an alternative.
- The Waste Collection Design Standards Manual states that if private waste collection is approved, the development cannot receive Regional waste collection service in perpetuity unless modifications are made to the development to meet the design standards for garbage and recycling collection, or recycling collection only, or unless Regional Council approves such service at a future date.

### DISCUSSION

#### 1. Application for Site Plan Approval- 339 Burnhamthorpe Road West, City of Mississauga, Ward 4

Staff from the Region of Peel Planning Division and Waste Management Division have reviewed Site Plan application SP-12-052M. The subject lands are located on the north side

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of Burnhamthorpe Road West and west of Living Arts Drive. The development proposal is for 68 back-to-back townhouse dwellings. Half of the units will front on Parkside Village Drive, and the other half will front on a municipal park facing Wallenberg Crescent (See Appendix I).

On June 21, 2007, Regional Council approved the "Waste Management Division: Waste Collection Design Standards Manual" (Resolution 2007-799). This manual is used by Regional staff to evaluate development applications with respect to waste collection services.

Regional Official Plan Amendment Number 21A adopted November 19, 2009, and approved May 21, 2010 includes this policy:

6.4.2.5

Require new development to comply with the Peel Waste Collection Design Standards Manual to ensure safe and efficient waste collection and diversion through consultation with the area municipalities and applicants.

The applicants advised Regional staff that they are unable to meet the requirements for curbside collection set out in section 2.1 of the Waste Collection Design Standards Manual (see Appendix II). The units fronting on the public road can potentially be obstructed by vehicles that are permitted to park on the public road, and the units fronting on a municipal park are not eligible for curbside pick-up.

City of Mississauga Planning staff have no objection to this development proposal as submitted, including provision of private waste collection services.

**2. Request for Private Waste Collection**

The applicant has requested private waste collection, as the current development requires a waste collection vehicle to reverse out of the site onto Parkside Village Drive which is a municipal road. Reversing onto a municipal road following collection with the assistance of an on-site flagman is not permitted under the Region's current design guidelines.

The applicant has advised Regional staff that private waste collection is being proposed due to the configuration of the property and limited site area which precludes the construction of the required cul-de-sac or "T"- turnaround, which the Waste Collection Design Standards Manual states is required in this instance (section 2.1 ii) see Appendix II).

If private waste collection is approved, the development cannot receive Regional waste collection service in perpetuity, unless modifications are made to the development to meet the design standards for waste and recycling collection, or recycling collection only, or unless Regional Council approves waste collection services for this site at a future date.

Council should be made aware that due to population growth and the increasing number of infill projects in Mississauga and Brampton, staff anticipates that there will be an increasing number of developments that will not be able to meet the requirements as set out in the current Waste Collection Design Standards Manual or properties that may require site or contracted collection vehicle modifications in order to receive waste collection services.

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requirements to allow more properties to be serviced by Regional waste collection. This review will be completed in preparation for the new collection contract set to begin in 2016.

**CONCLUSION**

In reviewing this application, Peel Region's Waste Management staff noted that the proposal could not meet Regional design standards for public waste collection. Regional staff discussed several design alternatives with the applicant to try to accommodate public waste collection. However, these alternatives were found unworkable because the subject property was too narrow.

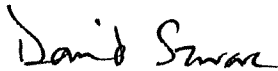
Mississauga planning staff are aware that public waste collection cannot be accommodated by this proposal, and they support the proposal with private waste collection as the best alternative.

A development agreement, regarding private waste collection is to be registered on the title of the property and included into a condominium declaration at the Plan of Condominium stage.



Dan Labrecque  
Commissioner of Public Works

**Approved for Submission:**



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D. Szwarc, Chief Administrative Officer

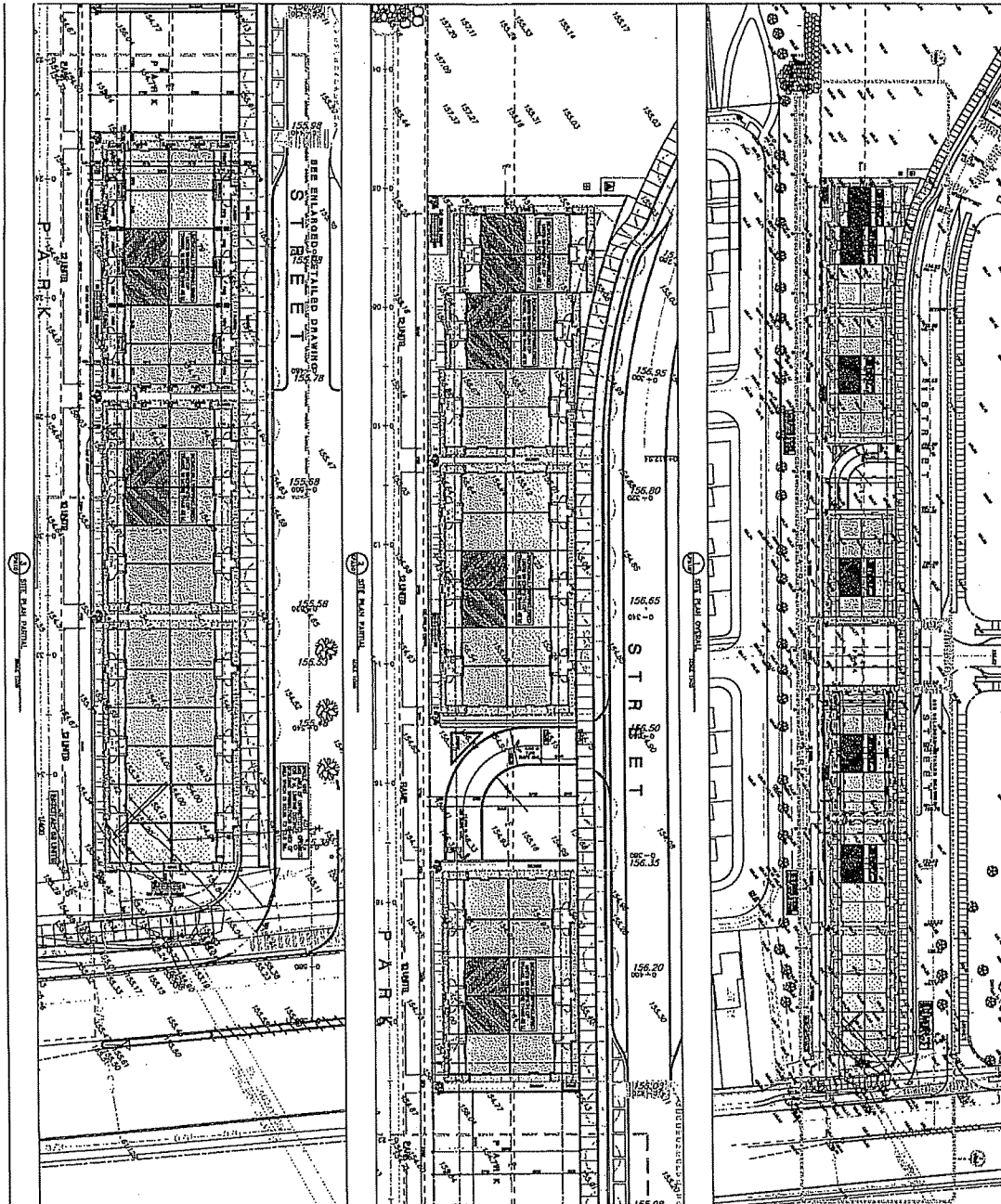
*For further information regarding this report, please contact Brock Criger at extension 4307 or via email at [brock.criger@peelregion.ca](mailto:brock.criger@peelregion.ca)*

T.S.

c. Legislative Services

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APPENDIX I



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APPENDIX II

Waste Collection Design Standards Manual

Section 2.1

- i) For single-detached dwellings, semi-detached dwellings, townhouses and multi-residential dwellings up to 6 units **fronting on a public road**, curbside garbage, recyclable materials, household organics and yard waste collection will be provided subject to following requirements:
  - a) Road layouts will be designed to permit continuous collection by the waste collection vehicle without reversing.
  - b) All roads will be designed to have a minimum width of 6 metres.
  - c) The turning radius from the centre line must be a minimum of 13 metres on all turns.
  - d) The set out area along the curb must be at least 2.5 square metres in order to provide sufficient space for the placement of recycling receptacles, garbage receptacles, household organics receptacle and a yard waste receptacle. Each unit within a development must have its own identifiable waste collection point.
  - e) The waste set out location is to be on public property, as close as possible to the travelled portion of the public highway or roadway, directly adjacent to the private property of the unit owner, directly accessible to the waste collection vehicle and free of obstructions (i.e. parked cars).
  - f) The roadway should be designed to accommodate the dimensions of collection vehicles according to their dimensions as identified in Appendix 1.
- ii) Where the requirement for continuous collection cannot be met, a cul-de-sac or a T-turnaround will be permitted in accordance with the specifications shown in Appendix 2 or 3, respectively.