CANDEVCON EAST LIMITED
CONSULTING ENGINEERS & PLANNERS

640 Liverpool Road
Waste Management Brief

Liverpool Road Limited Partnership

Project #E21030
June 2026

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June 11, 2026
The Regional Municipality of Durham
Colleen Goodchild, MCIP, RPP
Director of Community Growth

June 11, 2026

The Regional Municipality of Durham
Planning & Development Services
605 Rossland Rd. E.
Whitby, Ontario L1N 6A3

Attention: Colleen Goodchild, MCIP, RPP
Director of Community Growth

Dear Colleen Goodchild,

Re: 640 Liverpool Road
Waste Management Brief
C-P-2026-02
Region of Durham
Our Project No. 21030

We write regarding the proposal of the eighty-one (81) unit mixed used residential and 5,000sf commercial development located at 640 Liverpool Road, 1288-1294 Wharf Street, and 607-609 Annland Street in Pickering, ON L1W 1R2 (Draft Plan of Condominium C-P-2026-02). We are in receipt of the engineering comments dated May 12th, 2026, requesting the Waste Management Plan (WMP). This waste management brief has been prepared to outline the proposed waste management strategy and demonstrate compliance with the *Region of Durham's Technical and Risk Management Guidelines for Municipal Waste Collection Services on Private Property and for New Residential Developments*. The following sections describe the proposed waste collection, storage, and vehicle access arrangements, including operational considerations for municipal waste collection services within the subject development.

1.0 Introduction

The Provincial 3Rs Regulations require multi-unit residential/commercial developments to implement source separation programs for standard Blue Box recyclable materials that are generated within the units. In response to Provincial regulations, the Region has introduced aggressive waste reduction programs such as Blue Box recycling and kitchen food waste Green Bin composting in their communities. The key to successful waste reduction within multi-unit developments is ease of use and accessibility for all residents.

The proposed development comprises of a mixture of stacked townhouse units, and conventional townhomes units, for a total of eighty-one (81) units. Internal access throughout the development will be provided by a private road network, with residential waste collection services proposed to be provided by the Region in accordance with the *Region of Durham's Technical and Risk Management Guidelines for Municipal Waste*

Collection Services on Private Property and for New Residential Developments. Individual waste set-out locations have been designated throughout the site to facilitate municipal collection operations. The proposed collection locations are illustrated in Exhibit EXH1 (Appendix A) and have been designed in accordance with the Region's technical requirements for waste storage, set-out, collection vehicle access, and operational safety.

In addition to the residential component, the development includes approximately 5,000sf of commercial floor area. Waste generated by the commercial component will be managed through a privately operated collection system utilizing a dedicated waste storage and collection area serving Blocks A and J, as described in Section 1.2 of this report.

1.1 Commercial Waste Introduction

As noted within the Region’s guidelines, the Region of Durham is not responsible for commercial waste, and at sites where retail or commercial services are available, waste storage facilities must be kept separate from residential waste handling and storage facilities. Private collection services must be obtained for commercially generated waste material. Refer to Ontario Reg. 103/94 for more information. The waste collection area for the commercial Block A and Block J will be located on the east side of the development. The developer will contract with a private waste collector, yet to be determined, to provide a sustainable and efficient waste management system for the proposed commercial units. Commercial pick-up day will be coordinated with the private provider to not align on municipal pick-up days. Located directly above the commercial units eleven (11) residential stacked t townhouse units (6 units within Block A and 5 units with Block J) are proposed. Due to the limited space for pick up for these residents in these units will deliver their waste to the residential waste area which will be coordinated with the commercial private pickup. Refer to Appendix B for the location of the commercial and residential storage area.

2.0 Waste Collection for Stacked Townhouse, and Conventional Townhouse Units

The remaining seventy units (70) units located across seven (7) Blocks (Blocks B-I) is proposed to be serviced by the Region. The following factors have been considered in determining the most efficient and accessible private waste management system:

- Vehicular Movements – Adequate road width to accommodate required maneuverability of waste collection vehicles.
- Storage of Containers – Sealable organics, waste containers and blue boxes to be located in each unit.
- Demarcation and Frequency – Have been indicated on the proposed Garbage Pickup Location Exhibit in Appendix A. Pick up will occur in accordance with the Regions standards.
- Path of Travel – Movement of containers for the units contains the most efficient paths to the internal private roadway where the collection process will occur. Waste, compost, and recycling containers for the commercial unit will be transported to the commercial waste storage area by retail unit staff.
- Development of Waste Management Rules – Rules are embedded in the development's disclosure statement and provided to the purchaser at the time of sale.
- Best management practices – Information pamphlet to be provided to residents and staff as part of the unit ownership package provided by the property manager.
- The specifics of each aspect of the system design are discussed in greater detail below.

3.0 Vehicular Access and Movements

Municipal waste collection vehicles will access the site's internal private road from the north-west entrance on Annland Street. Upon entering the site, the vehicles will head south on Lane D then east on Lane C and maneuver around the site to Lane A and eventually to Lane B. Following the completion of residential waste collection the vehicle will exit the site via the entrance in came in on Annland Street in a forward direction, providing direct access to the surrounding municipal road network, including Liverpool Road. The collection route has been designed to facilitate efficient servicing of all designated residential waste set-out locations while maintaining forward vehicle

movement throughout the site wherever possible. A Front-End Loading Waste Collection Vehicle Routing Exhibit (EXH1) has been prepared based on a typical waste collection vehicle dimensions provided in the Technical Guidelines and is included in **Appendix A**. The routing exhibit EXH1 confirms that a front-end loading truck dimensioned 10.668m in length and 2.553m in width can successfully drive into the site, collect the waste bins and exit the site in a forward direction.

Roadways will be constructed with the following criteria:

- Equal to or greater than 6.5m in width
- Turn radius no less than 13m
- Suitable asphalt or concrete material and structurally adequate to prevent damage by and support of a fully loaded garbage collection vehicle of approximately 30 tonnes.
- Along the collection access route and in the collection area, an overhead clearance of 7 metres is provided from all obstructions such as wires, balconies and trees.

4.0 Storage of Containers

The waste, recycling, and compost bins for the stacked townhouse units (Block B, C, G, H, I) and Townhome units (Blocks D, E, and F) will all be stored in the respected unit garages of the buildings until waste pick up day.

The waste, recycling, and compost bins for the stacked townhouse units (Blocks A and J) all be stored in the commercial waste area. Residents will be responsible for using the correct bin to sort the different types of materials.

The waste, recycling, and compost receptables for the commercial units will be stored in the waste storage area adjacent to the retail unit. Retail staff will be responsible for using the correct bin to sort the different types of materials.

Waste bins/ receptables must be returned to their respective waste storage areas on the same day following collection with their lids securely closed.

5.0 Demarcation and Frequency

On collection day, residents will place the waste, recycling, and composite bins in the driveway areas designated in Exhibit EXh1 within **Appendix A**.

For the commercial buildings (Blocks A + J), The private waste provider will transport the waste, recycling, and compost receptacles from the residential and commercial waste

storage area to the garbage truck upon pick up day. Refer to Drawing A101 in **Appendix B** for location of waste recycling area and loading dock.

The collection schedule will be as follows as outlined in the Region Technical Guidelines:

- Household Organics: weekly collection will be provided, at minimum, with twice per week collection on a case-by-case basis.
- Garbage: weekly for sites under 100 units and twice weekly for greater than 100 units (front-end collection from forklift designed bins).
- Bulky items service by appointment only.
- Other diversion programs: as defined by the Region. Includes e-waste, textiles, and batteries. All programs are promoted in partnership with each respective service provider but operated independently of the Region.

The WMP recognizes the need for non-regular services such as bulk pick-up and yard waste. Bulk pick-up and yard waste will be regularly scheduled one day per month. Retail staff will need to coordinate with building maintenance staff for disposal of bulk items.

6.0 Path of Travel

The path of travel residential units will be out of the unit, most likely the garage, to the designated pick-up area in the driveway area.

The path of travel for the commercial units will be from the respected units to the commercial waste storage area.

7.0 Development Rules for Waste Management

Each purchaser of a townhouse unit, stacked townhouse unit, or staff of the retail unit will be advised of their waste drop off location. The waste management rules will apply to all units.

An example of a typical statement in a purchase and sale document is provided below:

> “No owner shall place, leave or permit to be placed or left in or upon the Common Elements (including those which he/she has the exclusive use) any debris, refuse, garbage, or recyclables, save and except for in such areas that have been designated for the storage and/or placement of garbage and on such days designated, from time to time, by the service provider, the Board or the Manager as garbage pick-up days. Such debris,

refuse, garbage or recyclables shall be contained in properly tied polyethylene or plastic bags not exceeding twenty-five (25) pounds per bag or where applicable in designated blue box or green bin containers. Where such debris, refuse, garbage or recyclables consists of large items, crates or cartons, the Owner shall arrange with the Manager or supervisor for disposal thereof and such crates or cartons shall not, in any event, be left outside the unit."

"The owner, or agent of the owner, of the property agrees to indemnify and hold harmless the Region and its waste collection contractors on private property against all actions, suits, claims and demands, direct or indirect, which may arise as a result of the provision of these services to the property, including, but not limited to, any damages to structures that may be located on or about the premises, as a result of any waste material collection equipment entering the property, save and except any such actions, suits, claims and demands resulting from any fault, default, negligence, act or omission of the Region, or its waste collection contractors or any other Person for whom the Region is in law responsible."

8.0 Best Management Practices

Along with the green bin and blue box, Durham Region provides residents with pamphlets on how to correctly use the containers. A similar pamphlet will be provided for residential unit owners and retail unit staff.

9.0 Summary

Liverpool Road Limited Partnership intends to retain a qualified private waste collection contractor, to be determined at a later stage, to provide waste collection services for the proposed commercial and eleven (11) residential units located in Blocks A and J of the development. Dedicated waste storage and collection facilities have been incorporated into the site design to support efficient and sustainable waste management operations for the commercial units.

The proposed remaining seventy (70) residential units consisting of townhomes and stacked townhouse dwelling units will be accessed by a private internal road network. The development has been designed in accordance with the *Region of Durham's Technical and Risk Management Guidelines for Municipal Waste Collection Services on Private Property and for New Residential Developments*, including requirements related to waste storage, collection vehicle access, maneuverability, and operational safety.

Based on the information presented herein, the proposed Waste Management Plan demonstrates that the development can be adequately serviced by both municipal and

private waste collection operations. The proposed waste management system is considered feasible and conforms to the applicable Region of Durham guidelines and requirements.

Should you require any additional information, please do not hesitate to contact the undersigned directly.

Yours truly,

CANDEVCON EAST LIMITED

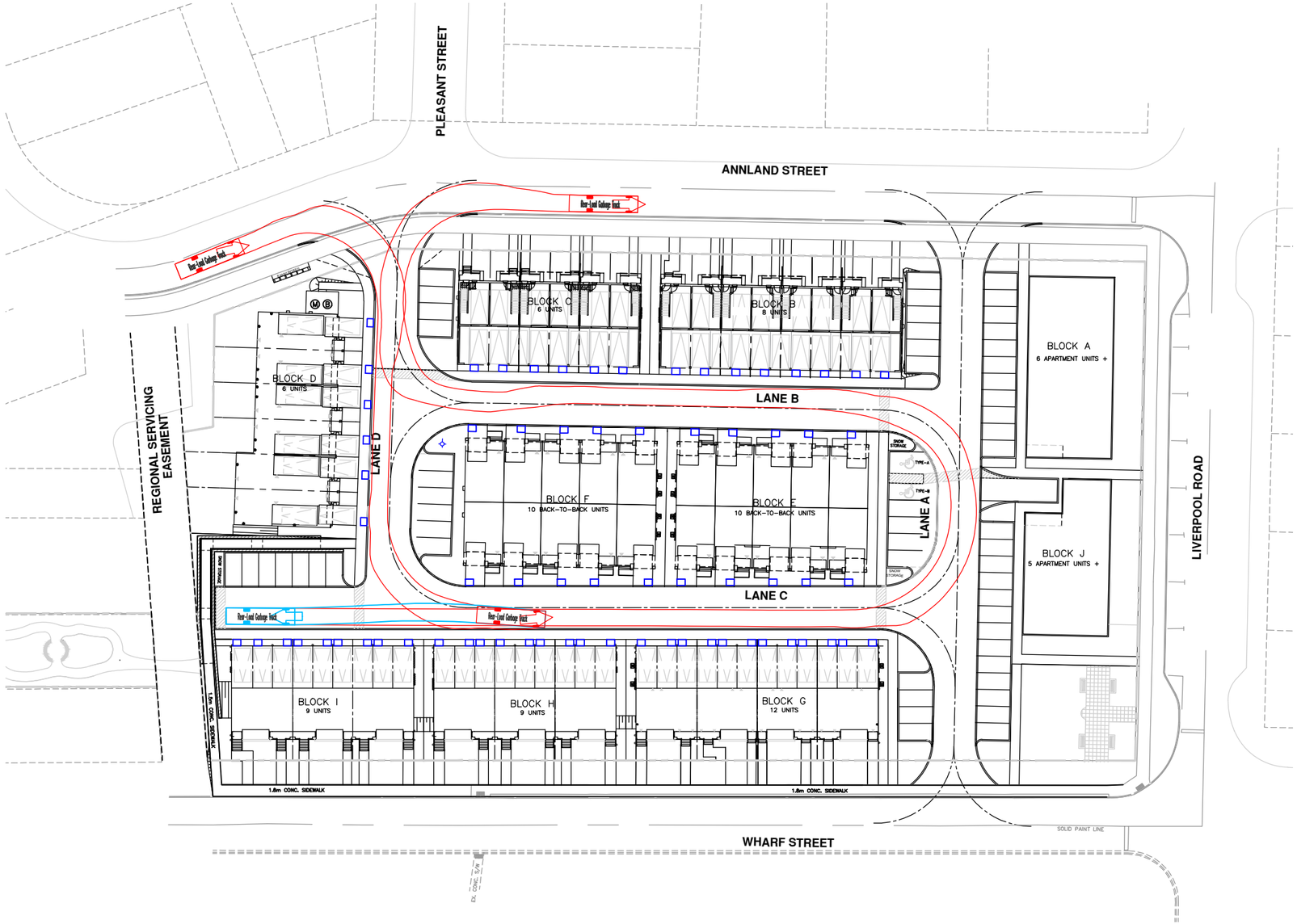


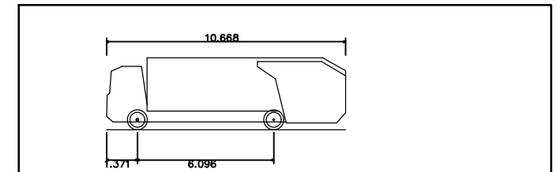
Brett Goldstein,
Project Manager, Land Development

BG/vl

cc: Liverpool Road Limited Partnership, Attn: Greg Silas
Brian Moss and Associates Ltd., Attn: Brian Moss
Candevcon East Limited: Attn: Marco Coscarella, and Brett Goldstein

Appendix A





Rear-Load Garbage Truck	
Overall Length	10.668m
Overall Width	2.553m
Overall Body Height	3.215m
Min Body Ground Clearance	0.305m
Track Width	2.553m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	8.931m

LEGEND

GARBAGE PICKUP LOCATION

640 LIVERPOOL ROAD

THE CORPORATION OF THE CITY OF PICKERING

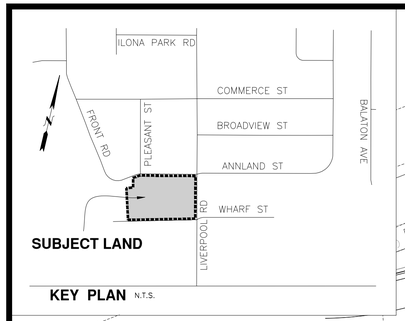
GARBAGE PICKUP LOCATION EXHIBIT

CANDEVCON EAST LIMITED
CONSULTING ENGINEERS & PLANNERS
1600 STELLAR DRIVE, SUITE 402 WHITBY, ONTARIO L1N 9B2
TEL. (289) 315-3680 FAX (905) 794-0611

Drawn By: S.S.		Checked By: D.B.	Proj. No. E21030
Designed By: L.W.		Checked By:	DWG. No. EXH1
Scale: 1:750		Date: Jun. 11, 2026	

FILE: E21030-FSGP.dwg

Appendix B



KEY PLAN N.T.S.

Pleasant Street

Annland St

Liverpool Rd

6.5m Lane A

6.5m Lane B

6.5m Lane C

6.5m Lane D

BLOCK A
3 STOREY
COMMERCIAL
(249.35 SM)+
6 STACKED
UNITS

BLOCK J
3 STOREY
COMMERCIAL
(235.65 SM)+
5 STACKED
UNITS

BLOCK C
3 STOREY
STACKED
6 UNITS

BLOCK B
3 STOREY
STACKED
8 UNITS

BLOCK D
3 STOREY
TOWNS
6 UNITS

BLOCK E
3 STOREY
BACK TO BACK
10 UNITS

BLOCK F
3 STOREY
BACK TO BACK
10 UNITS

BLOCK G
3 STOREY
STACKED
12 UNITS

BLOCK H
3 STOREY
STACKED
9 UNITS

BLOCK I
3 STOREY
STACKED
9 UNITS

OPEN SPACE
(376.60sm)
REFER TO
LANDSCAPE DRAWINGS
FOR DETAILS

Passive Open Space
0.035 ha (346.66 sm)

'Shoreline Hazard/Shoreline Hazard Limit'

FRENCHMAN'S BAY

LEGEND

- ENTRY DOOR
- UNIT NUMBER
- FINISH FLOOR HEIGHT
- PAVEMENT MARKINGS
- MAX. 3 : 1 EMBANKMENT (SEE GRADING PLAN)
- DEPRESSED CURB OPSD 600.110 (SEE GRADING PLAN)
- SIDEWALK RAMPS PER OS-304 WITH MODIFIED OPSD 600.110 (SEE GRADING PLAN)
- STREET LIGHTING (SEE PHOTOMETRIC PLAN)
- PEDESTRIAN WALL LUMINAIRE (SEE PHOTOMETRIC PLAN)
- TRANSFORMERS (SEE HYDRO DISTRIBUTION PLAN)
- FIRE HYDRANTS (SEE SITE SERVICING PLAN)
- R/A-1 STOP SIGN LOCATION
- TACTILE WALKING SURFACE
- FIRE & PARKING SIGNAGE (SEE SIGNAGE PLAN BY OTHERS)
- CURB DEPRESSIONS (SEE SITE SERVICING PLAN)
- VISITOR PARKING PAVEMENT MARKING
- ACCESSIBLE PARKING PAVEMENT SYMBOL
- PROPERTY LINE
- WOOD PRIVACY FENCE (SEE LANDSCAPE DRAWINGS)
- CHAIN LINK FENCE (SEE LANDSCAPE DRAWINGS)
- CANADA POST MAILBOX
- PRELIMINARY GANGED GAS METER LOCATIONS
- SNOW STORAGE
- CATCHBASIN
- EXISTING HYDRO POLE
- GAS METERS (SEE SITE SERVICING PLAN)
- HYDRO METERS (SEE SITE SERVICING PLAN)
- BELL PEDESTAL (SEE SITE SERVICING PLAN)

SITE AREA: 1.171 ha / 11,712.28 sm
CONDOMINIUM: 1.1365 ha (11,365.62 sm)
NUMBER OF UNITS: 81
DENSITY: 69.23 upha

THE PASSIVE OPEN SPACE BLOCK (376.60 SM)

UNITS
STACKED UNITS =55
BACK TO BACK UNITS =20
TRADITIONAL TOWNS = 6

COMMERCIAL (485.00 SM)= 2 UNITS

2 ACCESSIBLE PARKING SPACE INCLUDED IN THE SURFACE PARKING (1-TYPE A +1-TYPE B)
1 LOADING SPACE (3.5MX12M) PROVIDED

SITE AREA INCLUDING THE PASSIVE OPEN SPACE BLOCK
SITE AREA 11,712.28 sm

SITE AREA NOT INCLUDING THE PASSIVE OPEN SPACE BLOCK
SITE AREA 11,335.68 sm

PARKING REQUIRED
Stacked units= 55 x1.5 =82
TH units =26x2.0 =52
Visitor parking =81x0.25 =20
Residential parking required **=154**
Commercial parking required = (J)235.65 sm+(A)249.35 sm= **(Total)485 sm/100x4=19**
Total parking required =155+20=173

PARKING PROVIDED
Parking provided in the building's garages + driveway = **116**
Total surface parking **=57**
Total parking provided =116+57=173

NO.	DESCRIPTION	DATE	REV.
8	ISSUED FOR CLIENT REVIEW	JUNE 11, 2026	
7	ISSUED FOR CLIENT REVIEW	JUNE 10, 2026	
6	ISSUED FOR CLIENT REVIEW	JUNE 09, 2026	
5	ISSUED FOR CLIENT REVIEW	JUNE 05, 2026	
4	ISSUED FOR CLIENT REVIEW	JUNE 05, 2026	
3	ISSUED FOR CLIENT REVIEW	JUNE 04, 2026	
2	ISSUED FOR ZBA APPLICATION	JAN 09, 2025	SA
1	ISSUED FOR CLIENT REVIEW	AUG 14, 2025	SA

S&C ARCHITECTS INC.
T: (416)848-0991 F: (416)860-6101
INFO@SCARCHITECTS.CA
60 RANDALL DRIVE SUITE 10
AJAX, ONTARIO L1S 6L3

Sheet Title: SITE PLAN

Drawn by:	Checked by:	Date:
SA	SA	NOV. 2022

Scale: 1 : 250
Drawing No.: A101
Project No.: 2022-10