



Principals

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May 5, 2022

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**Municipality of Clarington
Planning and Development Services
40 Temperance Street
Bowmanville, Ontario L1C 3A6**

**Attention: Mr. Carlos Salazar, Manager, Community Planning and Economic
Development Division**

**Subject: Preliminary Waste Management Brief/ Plan
10 Aspen Springs Drive, Municipality of Clarington (Bowmanville)
2346120 Ontario Inc.**

Dear Mr. Salazar:

The below summarizes the Preliminary Waste Management Brief/ Plan for the proposed development of the property municipally known as 10 Aspen Springs Drive in the Municipality of Clarington ("subject site"). The subject site is comprised of one (1) parcel measuring approximately 0.98 hectares (2.42 acres), with street frontages of approximately 75 metres along Aspen Springs Drive and 120 metres along Bowmanville Avenue.

This Waste Management Brief/ Plan is submitted in support of Sunray Group's Site Plan Approval Application, which advances the redevelopment of the subject site for a 25-storey, twin-tower mixed use building (Building 1) and a mixed use, 9-storey building (Building 2) featuring a combined total of 607 residential units as well as 624.8 m² of ground floor retail commercial.

Additional highlights of Building 1 and Building 2 include the following:

Building 1 (Towers A and B)

- Residential Unit Count: 485
- Retail Floor Area: 433.4 m²
- Loading Spaces: 2 (4.0m by 11.0m)
- Garbage Rooms: 2

Building 2

- Residential Unit Count: 122
- Retail Floor Area: 191.4 m²
- Loading Spaces: 1 (4.0m by 11.0m)
- Garbage Rooms: 1

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Loading and waste rooms have been incorporated into the base of the proposed buildings. The internal waste collection storage rooms are of sufficient size to accommodate all garbage, organic and recycling waste from the development; including bulk storage. A tri-sorter/compactor is included in each waste room to appropriately collect waste received from common garage chutes within the residential buildings/towers.

Access to the loading areas for waste collection is provided through the internal courtyard accessed from Aspen Springs Drive that includes 6.5 metre wide private drive aisles. Waste rooms and waste collection vehicle circulation is detailed on the attached Waste Management Plan prepared by Mataj Architects Inc. Waste collection vehicles will be restricted to the vehicle circulation paths as advanced on the Waste Management Plan. Waste collection vehicles will be able to safely enter and exit from Aspen Springs Drive in a forward motion.

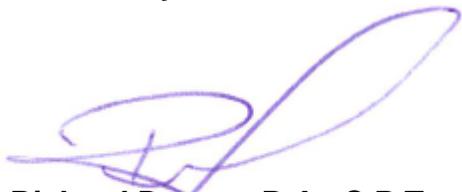
On scheduled collection days, garbage and recycling bins will be moved from the garbage storage room to the garbage staging area adjacent to the designated loading spaces.

The scheduling of residential loading/move-ins will be coordinated by property management to eliminate conflicts with scheduled residential and commercial waste collection times.

Routine maintenance of the waste collection rooms and loading spaces will be conducted by property management on a regular basis as coordinated by the condominium corporation.

If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

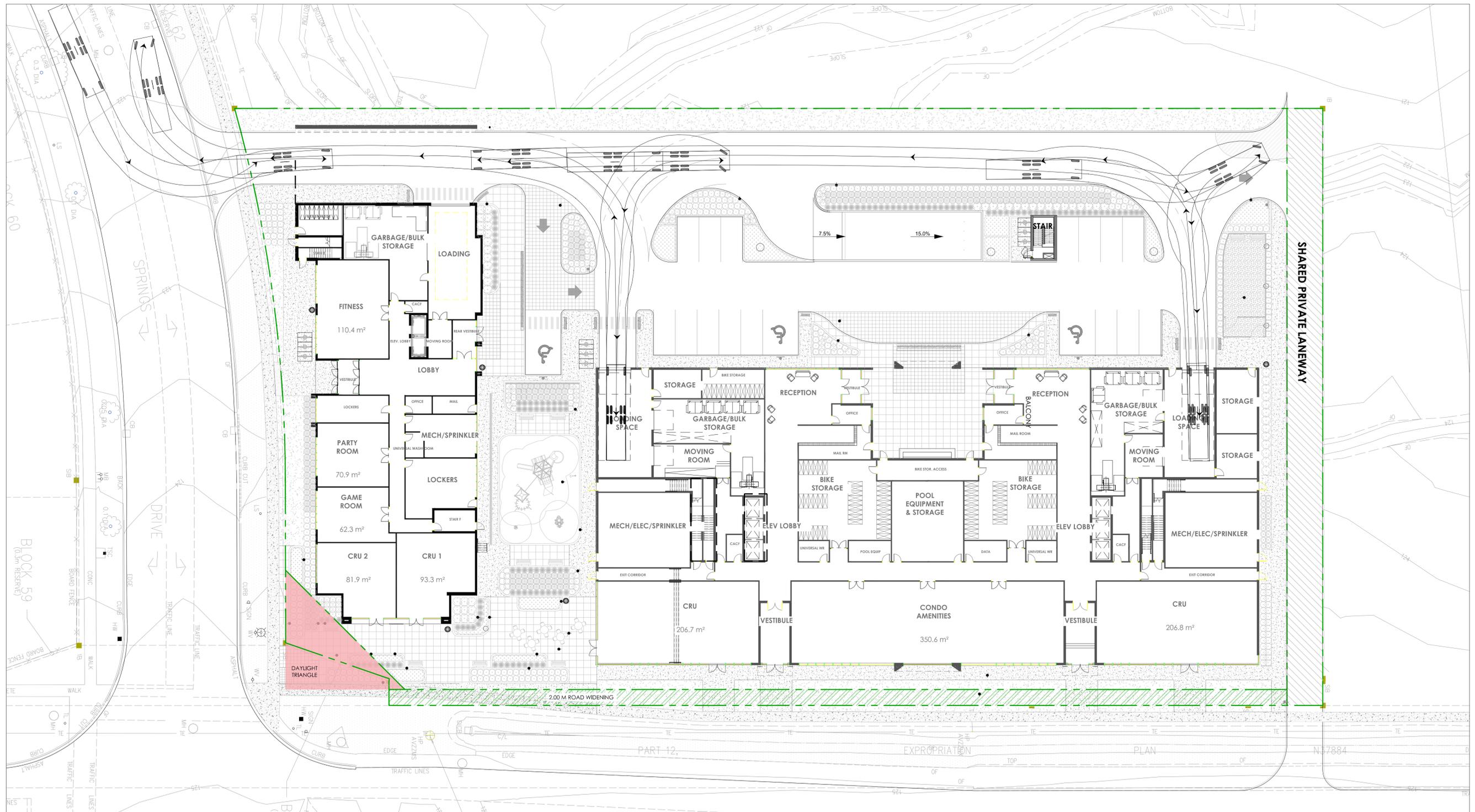


Richard Domes, B.A., C.P.T.
Principal Planner

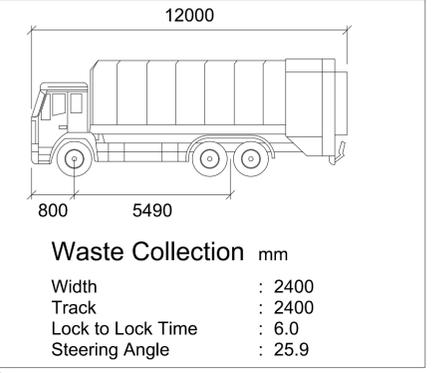


Nikhail Dawan, B.E.S.
Planning Associate

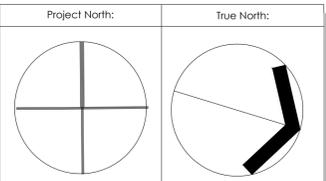
Attachment: Waste Management Plan, Mataj Architects Inc. (May 2022)



1 WM-1 WASTE MANAGEMENT PLAN-BUILDING 1
1:250



2 WM-1 GARBAGE TRUCK
N.T.S.



No.	Date:	Issue/Revision	By:
1	22/05/05	Issued for SPA	AB

Drawing Issues/Revisions:

Note:
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

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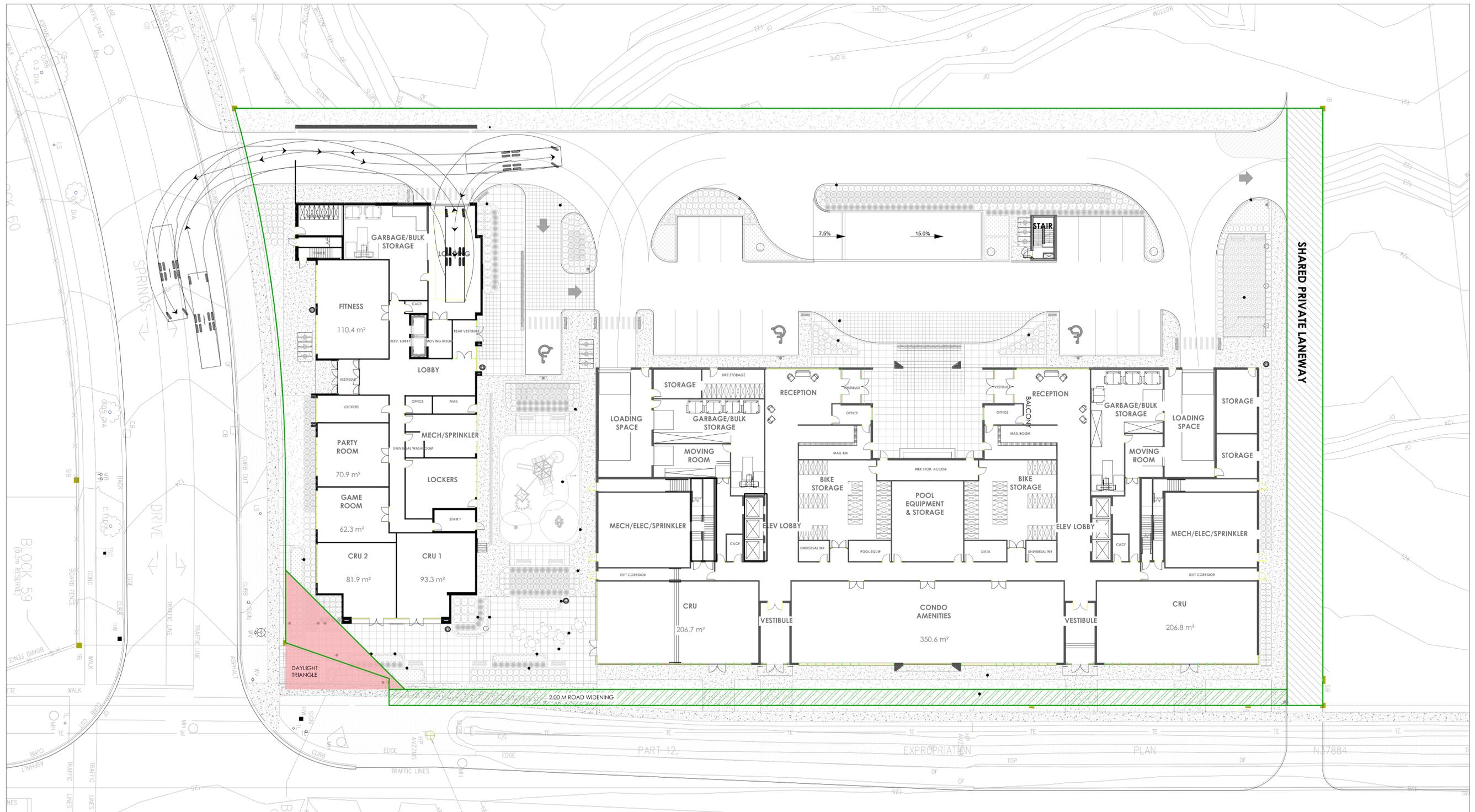
Architect's Stamp
MATAJ ARCHITECTS
INCORPORATED
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Project:
BOWMANVILLE
10 ASPEN SPRINGS DR, BOWMANVILLE, ON L1C 4W7

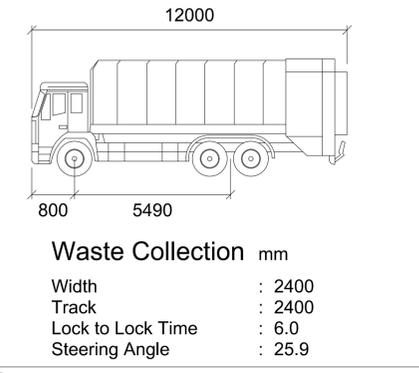
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WASTE MANAGEMENT PLAN BUILDING-1

Design By: M.A	Drawn By: X.Z	Approved By: EM
Scale: 1:250	Date: 22.03.10	Project No.: 21-019

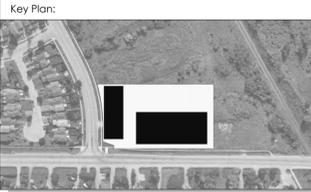
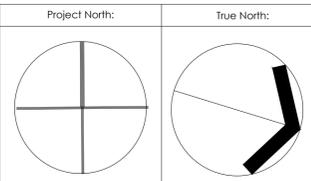
Drawing No.:
WM-1
Of:
Drawing Series:



1 WASTE MANAGEMENT PLAN-BUILDING 2
1:250



2 GARBAGE TRUCK
N.T.S.



No.	Date:	Issue/Revision	By:
1	22/05/05	Issued for SPA	AB

Drawing Issues/Revisions:

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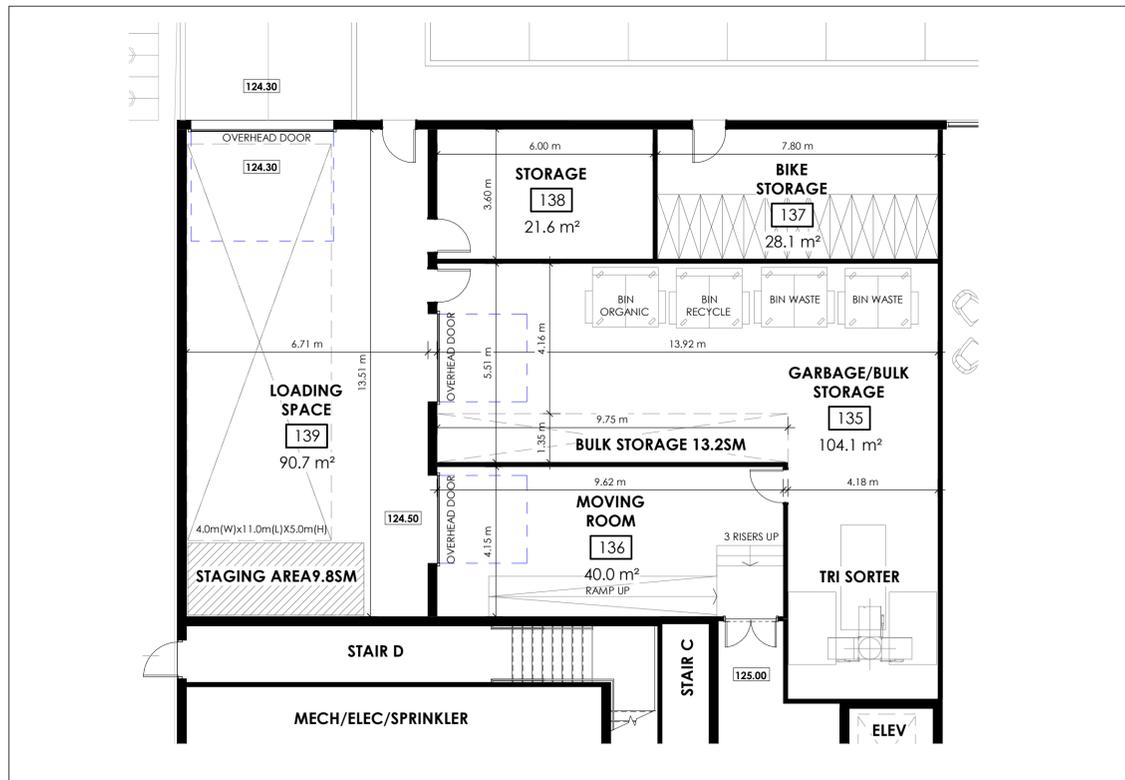
Architect's Stamp
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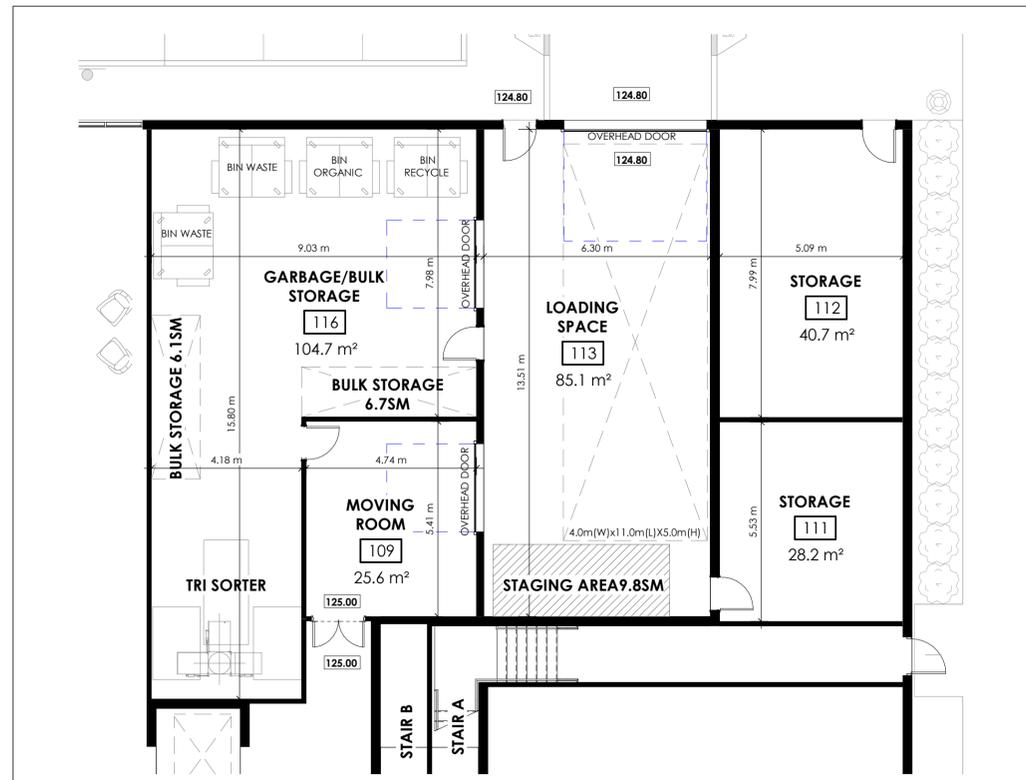
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WASTE MANAGEMENT PLAN BUILDING-2

Design By: M.A	Drawn By: X.Z	Approved By: EM
Scale: 1:250	Date: 22.03.10	Project No.: 21-019

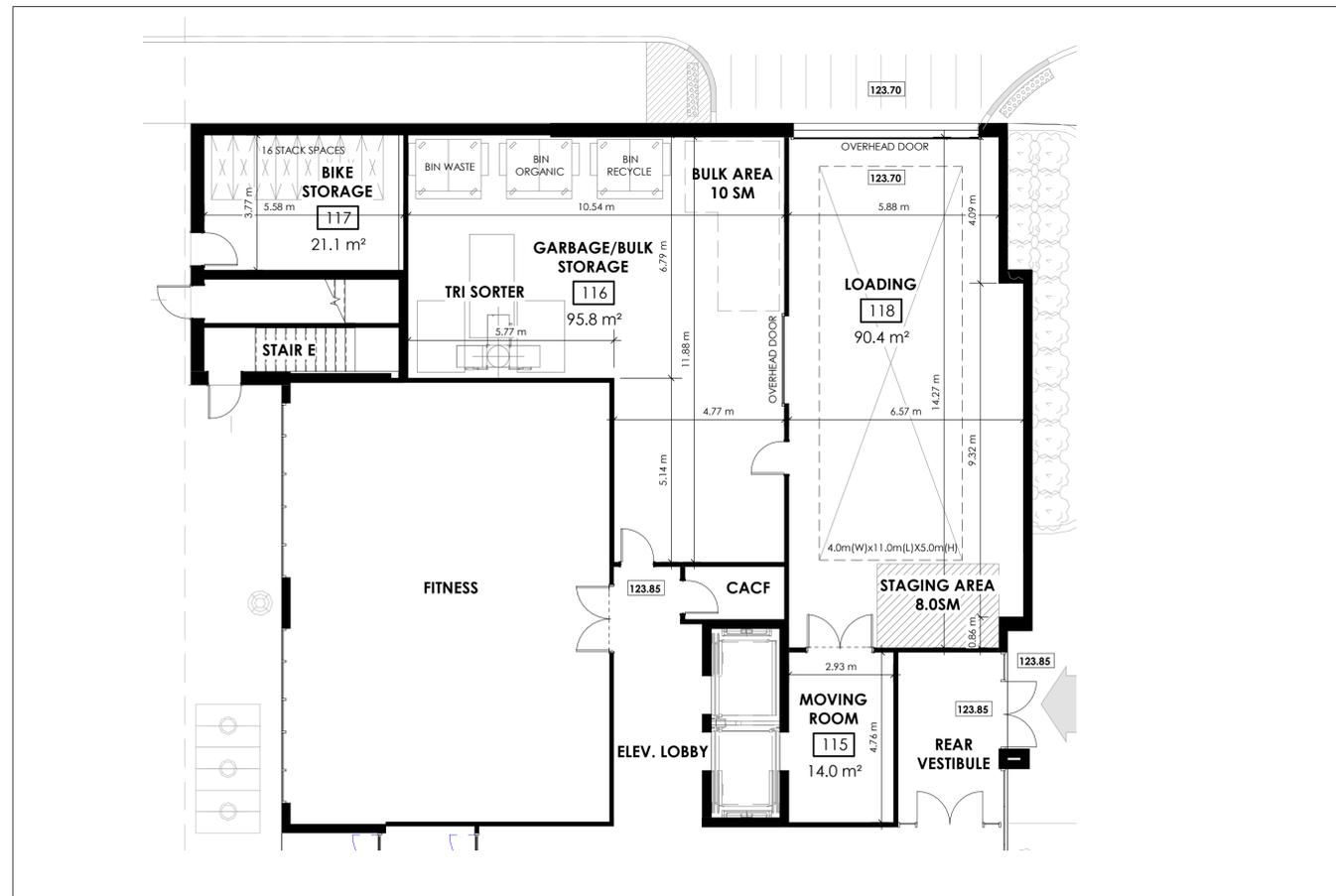
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WM-2
Of:
Drawing Series:



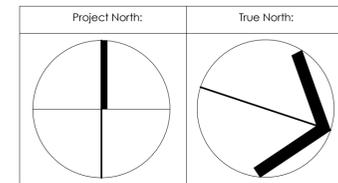
2 BUILDING 1 - LOADING/GARBAGE AREA - TOWER B
WM-3 1:100



1 BUILDING 1 - LOADING/GARBAGE AREA - TOWER A
WM-3 1:100



3 BUILDING 2 - LOADING/GARBAGE AREA
WM-3 1:100



SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
1	ISSUED FOR SPA	2022-05-05

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Architect's Stamp

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Project:
BOWMANVILLE

10 ASPEN SPRINGS DR.,
BOWMANVILLE, ON L1C 4W7

Sheet Title:
**LOADING/GARBAGE
AREAS - ENLARGED
PLANS**

Design By: BL Drawn By: BL Approved By: EM

Scale: 1:100 Date: Issue Date Project No.: 20-034

Drawing No:

WM-3

Drawing Series: