



Effective Date: October 1, 2013

Specifications for Garbage, Organics and Recycling Storage Spaces in New Multi-Family Residential Buildings and the Residential Portion of Mixed Use Buildings

Purpose:

The purpose of this Policy is to provide specifications for garbage, organics and recycling storage space in new multi-family residential buildings and the residential portion of mixed use buildings that include residential and commercial uses. This document should be used in conjunction with the BC Building Code, Official Community Plan Development Permit Guidelines, and the Zoning Bylaw. This Policy outlines the minimum requirements for waste, organics and recycling storage areas.

I. Applicability and Use of Recycling Facilities

- 1.1 All developments requiring either a change to the Zoning Bylaw or an approval of a Development Permit to allow for multi-family residential development or mixed use commercial/residential development should provide suitable areas for the deposit and collection of garbage, organics and recycling materials from residential tenants.
- 1.2 Storage space for garbage, organics and recycling materials should be shown on development permit plans and building permit plans. Details about storage spaces should be also included in the Sustainability Checklist submitted by the applicant as part of a development permit application.
- 1.3 Storage spaces for recycling and organic materials identified on development permit plans and/or building plans should be used only for the purpose of depositing and collecting these materials.

II. Requirements for Garbage, Organics and Recycling Storage Space

- 2.1 All developments should have storage spaces for recycling, organics, and garbage as per standards outlined in this Policy.



- 2.2 Areas for garbage, recycling, and organic waste should be located next to each other in order to provide easy access for residents and businesses.

Requirements for Garbage Storage Space

- 2.3 For garbage storage in multi-family residential buildings, a minimum of one garbage container for every 15 to 20 units or 0.11 per residential unit, whichever is greater, should be provided.

Requirements for Recycling Storage Space

- 2.4 The minimum size of recycling storage space for new multi-family residential developments and for residential uses within mixed use developments should be 5 m² or the space allocation determined by multiplying the number of housing units by 0.19 m², whichever is greater.

- 2.5 New multi-family building developments should include a ‘flex space’ for the future expansion of recycling. The required size of this space is equivalent to additional 50% of space allocation for recyclable materials specified in Section 2.4.

- 2.6 The minimum size of recycling storage space for commercial uses in mixed use buildings should be equivalent to the recycling storage space requirements for each anticipated use as specified in Table 2. When the exact future use is not known, the recycling storage area should be equal to the space needed for the potential commercial use with the highest storage needs.

Table 2: Recycling Storage Space Requirements for Commercial Uses in Mixed Use Buildings

Type of commercial uses in mixed-use buildings	Space allocation per m² of floor area	Maximum required space allocation
Retail	0.015 m ²	20 m ²
Office	0.05 m ²	50 m ²
Restaurant	0.022 m ²	30 m ²

- 2.7 Developments that combine multi-family residential and commercial uses must provide separate recycling amenities for commercial and residential occupants.



- 2.8 In addition to providing common recycling storage area, separate space within each individual residential suite is encouraged. Space within each individual suite may take the form of built-in systems under sinks, in the pantry, or in other convenient locations. At least three cubic feet (0.085 m³) of space per suite is recommended.

Requirements for Organics Storage Space

- 2.9 New multi-family developments should have space for organic waste. The minimum size of organic waste areas in residential buildings is 0.5 m² per 40 residential units which is equivalent to 166 L container.

III. Technical Specifications

- 3.1 Where applicable, all storage facilities should be equipped with but not limited to the following:

Drainage	Drain to sanitary sewer
Door	Double doors with a minimum 2 m opening. Can be propped or locked open with a bumper guard on the inside facing the door or The recycling area entry point should be no less than 1.5 m in width for multi-family buildings over 25 units.
Hose bib	At least one hose connection for cleaning the area

IV. Definitions

Mixed Use Building means any building consisting of commercial space and multifamily residential units.

Multi-Family Residential Building means a building consisting of multifamily residential units that can be in a form of apartment buildings or high rise buildings.

Recycling Storage Space means the centralized physical space allocated within a property for communal deposit and collection of recyclable material between collection days.

Recyclable Material means a product or substance that has been diverted from disposal, and satisfies at least one of the following criteria:

- a) Is managed as a marketable commodity with an established market by the owner or operator of a site;
- b) Is being used in the manufacture of a new product that has an established market or is being processed as an intermediate stage of an existing manufacturing process;

Garbage means any discarded materials resulting from the day to day operations or a residential household, but shall not include special waste, construction, demolition or land clearing debris, green waste, animal bodies or their parts, car parts, furniture, recyclable material or organic waste.

Garbage Storage Space means the space allocated for discarded material that cannot be recycled.

Organic Waste is a type of waste which can be broken down, in a reasonable amount of time, into its base compounds by micro-organisms and other living things. Municipal organic waste typically includes green waste, food waste, paper waste and biodegradable plastics and excludes manure, human waste and agricultural waste.