Waste Management Design Guidelines

for Multi-family, Institutional, Commercial and Industrial Developments

Development Permit applications for multi-family, institutional, commercial and industrial (ICI) developments must specify locations and sizes for wildlife-resistant waste enclosures or compounds to accommodate all waste streams generated. Applicants shall provide drawings, showing the locations, access, dimensions and design of waste enclosures or compounds. This requirement is to ensure that there is adequate, accessible space for waste separation, storage and collection that minimizes animal attraction as part of the design layout.

Multi-family Waste Management

The District provides weekly collection services to multi-family complexes for recyclables and compost via communal 360-litre toters. Garbage collection is typically contracted directly by the multi-family management company to a private service provider, and usually achieved via overhead bins (also known as front-end bins). Alternatively, townhouses and strata subdivisions that can be serviced via large (typically 360-litre), wheeled toters or via curbside collection (door to door service using 80 L regular garbage cans) from individual units, may wish to request garbage collection under the District's On-Site Collection service or Curbside Collection service. The District, in consultation with its contracted collection service provider, has sole discretion in deciding to provide garbage collection service to multi-family properties. Applicants are encouraged to discuss waste collection options with District staff and private service providers.

Communal Waste Enclosure Design

A communal waste enclosure must be a fully enclosed structure or compound that preferably matches the colour and material scheme of the multi-family complex, and that is adequate to prevent wildlife access, but provides for easy collection vehicle access to all three waste streams for servicing purposes. Doors must be lockable and able to be latched fully open for servicing. Enclosures must meet the requirements of the BC Building Code.

Communal Waste Enclosure Size

The following table provides required minimum volume allowances for storing all three waste streams in multi-family complexes, either in a communal waste enclosure or in individual units.

TABLE 1			
	Townhomes & Strata Subdivisions (L/Unit/Week)	Apartments (L/Unit/Week)	Collection Frequency
Garbage	80	50	every two weeks
Recyclables	80	50	weekly
Compostables	50	30	weekly

Table 1 - Multi-family Waste Management Space Allowances

A communal waste enclosure should:

- be sized to accommodate all recyclables and compostables generated by the total number of units in one week;
- be sized to accommodate all garbage generated by the total number of units for the duration of the collection cycle negotiated with a private contractor;

- allow for walkways of at least 75 cm in width for resident access; and
- have a minimum height of 2.5 m.

Where overhead garbage containers are used that are on casters (typically up to 3 m^3 (4 yd^3)), they should be located in waste enclosures, and there should be at least 30 cm of manoeuvering room on the sides of each overhead garbage bin. Larger overhead garbage containers may be located outside of a communal waste enclosure, provided they are located according to access specifications and feature a locking lid that is kept closed, except during waste deposits and servicing.

Communal Waste Enclosure Location and Access

The location of a communal waste enclosure must allow for safe and efficient access and egress for collection service vehicles by:

- allowing vehicles to pull head-on to overhead containers;
- not featuring slopes that result in high-centering collection vehicles;
- not featuring slopes in excess of 6% on access roads;
- not having overhead obstructions for stationary (ie. not on casters) overhead bins;
- having no slope to the ground where movement of overhead bins on casters is required;
- not requiring movement of mobile overhead bins and toters for distances in excess of 10 m;
- featuring adequately sized turnarounds at the end of dead-end streets (temporary or permanent). Turnarounds shall be designed as specified for road dead-ends in the Subdivision Control Bylaw;
- not requiring collection service vehicles to back out onto streets;
- not requiring collection service vehicles to make blind turns or backups; and
- keeping any landscaping around a communal waste enclosure trimmed.

A typical waste collection vehicle is 11 m long, 3 m wide, 4.5 m tall and weighs 28 tonnes fully loaded.

Multi-family Door-to-Door Service

Townhouses and strata subdivisions that can accommodate collection service vehicles on internal roads and in turnarounds, and that have been deemed serviceable door-to-door by the service provider(s), do not require communal waste management enclosures; however, individual units must provide sufficient animal-resistant, enclosed storage space in keeping with the provisions of Table 1, above.

Institutional, Commercial and Industrial Waste Management

Development Permit applications for ICI sites must specify locations and sizes for wildlife-resistant waste enclosures or compounds to accommodate the separate storage and collection of all waste streams generated. Waste streams may include garbage, recyclables, compostables and other waste streams specific to individual operations.

Due to the large variability in size and nature of ICI endeavours, applicants are requested to discuss their waste streams and collection requirements with commercial haulers and include with their Development Permit application confirmation from at least two commercial haulers that the proposed design is serviceable and adequate to separately store all waste materials. Development drawings provided with the application shall show locations, access, dimensions and design of waste enclosures.