



## **Multi-family and Commercial Buildings Space and Access Requirements Background Document for Consultations**

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The Integrated Solid Waste and Resource Management Plan calls for Metro Vancouver to work with municipalities and industry groups to develop mandatory recycling requirements for multi-family and commercial buildings to increase waste diversion from these sectors.

How can new and existing multi-family and commercial buildings accommodate the additional materials that building occupants will recycle? One of the largest barriers to increased recycling is limited on-site infrastructure for recycling. Many buildings lack sufficient space for central storage of recyclables, and have limited access to recycling areas for occupants and collection service vehicles. Ensuring that buildings have adequate and accessible storage space for recyclables will make it possible for all buildings to eventually comply with mandatory recycling.

### **Development of the Recommended Approach**

In the past two years, Metro Vancouver has developed a regulatory approach for mandatory space for recycling amenities in multi-family and commercial buildings. The approach would have municipalities mandate requirements for recycling infrastructure in new and renovated multi-family and commercial buildings through development permits. The requirements will ensure that building occupants and collection crews have easy access to recycling amenities that can accommodate a greater amount of recyclable material. The recommended approach would require new multi-family residential or commercial projects and major renovation projects to meet specifications including:

- Minimum size, location, and design of building recycling storage space
- Collection vehicle access route
- Loading area
- Occupant access
- Suggested minimum standards for in-suite recycling storage space.

To develop the recommended approach, Metro Vancouver worked with planning and recycling staff from several member municipalities, developers, recycling haulers, property management companies, and business and residential associations. Regulatory approaches used in other jurisdictions were reviewed, and the recommended approach includes design specifications and a sample bylaw amendment that individual municipalities may use as a starting point for implementation.

The approach was modeled on similar requirements in Portland, Seattle, San Francisco, Ventura County, California and Vaughan, Ontario as well as some recycling requirements already used in Vancouver, Surrey and Richmond.

### **Additional Consultation**

Metro Vancouver staff is in the final stage of preparing the recommended approach for presentation to its Board. You are invited to participate in stakeholder consultation sessions to discuss the approach and provide comments. The first session will gather government staff responsible for development planning and solid waste management to discuss challenges and the feasibility of possible alternatives that have been suggested by industry. The second session will bring together a wider range of stakeholders, including developers, building managers, haulers, and staff from municipalities that have begun to implement recycling space and access requirements.

The discussion will focus on the following key challenges and possible alternatives, as well as others that participants will identify:

- Are the requirements appropriate for building alterations and for high-density areas?
- Which projects should be allowed to submit alternative approaches?
- How do the space allocation requirements compare to what is currently being built?
- Can the recycling storage space allocated within the building be excluded from Floor Space Ratio requirements? Is this an appropriate incentive?
- Should allocation of in-suite recycling storage space be required?
- Can multi-family buildings receive increased frequency of collection to reduce the number of storage containers and the size of the storage space?
- Can the municipal building permit process confirm that recycling space and access requirements have been respected during construction?
- Can the space allocated for collection vehicle access and loading on private property be excluded from Floor Space Ratio requirements?
- Where should storage containers be placed on collection days, if collected from public alleys and streets? Should collection or loading be allowed on public alleys and streets?

Once Metro Vancouver staff takes into consideration the feedback from this final consultation, the recommended approach will be reviewed by Metro Vancouver's Board. After Board approval of the final recommended approach, Metro Vancouver will work closely with municipalities to support them in implementing or customizing the recommended approach to meet their individual needs. Each municipality may phase in the requirements to allow itself and industry time to adapt.