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Regional District of
Kitimat-Stikine

Solid Waste Management Plan

DRAFT Technical Memo 5:

**Waste Management Space
Requirements for New ICI
Construction**

APRIL 4, 2019

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REVISION TRACKING

Revision	Date	Revision by	Purpose	Changes made
Rev. 0	April 4, 2019	Authored by S. Wilmot and J. Coosemans; Reviewed by R. Tooms, M. Daly and N. Veikle	Initial authoring of document	
Rev. 1	To be completed following PTAC meeting on April 16, 2019	N. Veikle	Integrate feedback from PTAC prior to presenting to RDKS Board	

The Regional District of Kitimat-Stikine (RDKS) is developing a new Solid Waste Management Plan (SWMP; the Plan) to provide direction for how to reduce, reuse, recycle and dispose of our waste for the next decade. The SWMP will be developed in consultation with stakeholders; a Public and Technical Advisory Committee (PTAC) will advise the Regional District Board on the development of plan targets and strategies. The primary focus of the SWMP will be to improve the operational efficiency of existing programs, services and facilities. Multiple topics have been identified for discussion and development of a management strategy within the Plan. Each topic requires scope and context, problem formulation, and identification and preliminary evaluation of options. This information will be presented to the PTAC to confirm initial content is sufficient to engage stakeholders. Stakeholder engagement will provide an opportunity for additional topics and options to be identified and evaluated. Stakeholder and PTAC feedback will help the technical team prioritize topics and identify preferred option(s).

This technical memo presents information about establishing minimum waste management space allocations in the design of newly constructed multi-family and institutional, commercial and industrial (ICI) buildings to facilitate waste segregation and diversion.

1. Scope and Context

A common barrier to establishing recycling and organics diversion programs in multi-family and ICI buildings is the lack of available space for collection containers in common areas. Previously, when multi-family and ICI buildings were constructed, space was allocated only for garbage containers. Accommodating today's multi-stream collection in existing buildings may mean giving up parking spaces or making other difficult trade-offs to accommodate space for recycling and organics containers.

New buildings may be designed to accommodate all current and foreseeable waste streams. Many municipalities in North America now include mandatory minimum space allocations in their building requirements for both new developments and significant re-developments and renovations. Metro Vancouver, in consultation with its member municipalities and the construction community, developed a model bylaw with technical specifications to create consistent space requirements within their regional district and to reduce the amount of work each municipality would have to do to prepare its own policy (Metro Vancouver, 2015). Variations on the model bylaw have been adopted by several municipalities, including the District of Maple Ridge (District of Maple Ridge, 2011) and the City of Richmond (City of Richmond, 2017). Other municipalities, such as the cities of Vancouver and North Vancouver, have taken the approach of developing guidelines that developers can refer to when designing new buildings; the guidelines are not binding but provide developers with an indication of what the municipality expects (City of Vancouver, 2016; City of North Vancouver, 2014).

The 1995 SWMP called for the RDKS to encourage its member municipalities to develop bylaws requiring new ICI and multi-family developments (greater than four units) to include areas for storage of waste, recyclables and organics. Accompanying bylaws were not drafted or approved.

2. Problem Formulation

Requiring more space for waste management in multi-family and commercial dwellings may assist users in better waste segregation and diversion; however, some barriers exist to implementing this requirement, as described herein.

2.1. Jurisdiction

The RDKS does not maintain a building inspection service. The Regional District issues a type of building permit, the Building Declaration and Siting Approval Permit, to ensure all proposed new construction will meet the building requirements of the applicable zoning bylaw (Regional District of Kitimat-Stikine, 2012). This includes checking plans to make sure the proposed new construction will meet requirements, such as setbacks from property lines, maximum gross floor area, and height of a building. A permit is required before construction. There is no charge for a permit but failure to submit a permit application can result in enforcement action, including a fine of \$350. The permit does not approve that the building constructed under the permit will meet the BC Building Code or BC Fire Code.

The Regional District may be able to require identified space for waste management under a Development Permit issued in specified Development Permit Areas, which currently only applies within Thornhill (Electoral Area E). However, the language under the Local Government Act identifies an ability to require that land within a development permit area may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures (Government of BC, 2015, Current to Mar. 27, 2019).

The RDKS cannot require more space for waste management in new construction that is located in a member municipality. Alternatively, the RDKS can encourage municipalities to amend existing building bylaws or adopt new bylaws to require waste management space in new construction.

2.2. Applicable to New Construction Only (Not Retroactive)

Requiring more space for waste management in new construction will not improve the situation in existing buildings. Historically, the rate of new multi-family construction in the RDKS has not been very fast, and a bylaw that only applies to new construction would have limited impact. However, the recent announcement about industrial development in Kitimat may spur some turnover in multi-family housing stock or development of new multi-family units and ICI buildings in the Terrace area (Terrace Standard, 2018). Although it may not impact existing buildings, a new bylaw would ensure that the building stock would start evolving towards having enough space to manage all waste streams.

2.3. Additional Need for In-Unit Space

In addition to having sufficient space for waste storage in common areas, it is also necessary that individual units (whether residential or commercial) have enough space to manage multiple waste streams. This can be more difficult to regulate, since the design of individual units is largely up to the developer, once the external size of the building is established. The City of North Vancouver's guidelines, provide specific dimension requirements and may be used as an example of how in-unit space requirements can be addressed (City of North Vancouver, 2014).

3. Stakeholders

The following organizations and categories of individuals will be impacted by a requirement for minimum waste management space:

- RDKS
- Member municipalities
- Multi-family and ICI building owners
- Developers
- Multi-family and ICI building tenants
- Waste haulers

Some stakeholders may feel that the relatively slow rate of development in the RDKS does not justify adding requirements, and that individual building owners/managers should be left to figure out solutions to having enough space for the storage of all waste streams.

4. Options Analysis

4.1. Set Requirement for RDKS-Regulated Areas

The RDKS may set its own requirement that would apply only to developments in RDKS development permit areas (i.e., Thornhill). This requirement would apply to a very limited scope of construction and would only allow for RDKS to require space to be identified exterior of the building. This would, however, give the RDKS an opportunity to lead by example.

4.2. Encourage Member Municipalities

This option requires the least effort for the RDKS, but the most effort for member municipalities. The RDKS would engage in dialogue with member municipalities about the potential benefits of setting a minimum size requirement for waste management. Each municipality would set its own minimums and determine which developments would be required to comply.

4.3. Develop Model Bylaw and Guidelines

The RDKS could draft technical guidelines that could be adopted both by the Regional District and its member municipalities. Member municipalities would be free to amend existing bylaws to reflect the technical guidelines.

4.4. Educate Members Municipalities and Developers

As opposed to taking a regulatory approach, the RDKS could work to educate municipalities and developers about the importance of providing adequate space for waste management. This approach will require the RDKS and member municipalities to proactively work with developers before designs are completed. As RDKS planning staff would have to be aware of upcoming developments and in contact developers prior to submission of building plans, this scenario would require that the RDKS Planning department work closely with member municipalities to assist in regulating the issuance of building permits. This approach could work for both common area space and in-unit space.

5. References

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