

Development permit applications for multi-unit housing developments must consider how waste storage areas will enable safe, efficient waste collection.

When designing waste storage areas and access to these areas, applicants must consider:

- [Zoning Bylaw 12800](#)
- The [Waste Storage Guidelines](#)
- The [Complete Streets Design and Construction Standards](#)

Application processing may be delayed if the requirements in these documents are not met. Any change to a site plan that affects or may affect waste storage areas and collection access must be reviewed and approved by the City prior to development permit approval.

Where the site design, locations or access do not align with ideal waste storage and access scenarios, the City may consider alternate locations or access on a case-by-case basis. Please note that these considerations may cause delays to application processing as discussions and alternatives are explored.

The City encourages applicants to consider booking a [pre-application meeting](#) where different City departments can review and provide feedback on your proposed project, including waste storage area design and access.

On April 4, 2022, City Council approved a strategy to provide recycling and food scraps collection at all multi-unit properties, which will begin implementation in 2023. Once complete, these new Waste Developer Standards will replace the information contained in this document. Multi-unit properties will receive further support and guidance as part of this project.

Tips to Support Timely Permit Review and Approval

While all items in the Waste Storage Guidelines and the Complete Streets Design and Construction Standards are required for applications, the following items are some of the more common items which lead to a need to redesign the waste storage areas and the accompanying access.

Waste Storage Area and Associated Bins

- Before the application is submitted, ensure your project site plan incorporates a waste storage area, in accordance with the [Waste Storage Guidelines](#).
 - Ensure waste storage areas are located **entirely** on private property. No part of the area, including gate swings, should be on the transportation right-of-way.

- Sites must be designed with sufficient space to accommodate the appropriate waste containers, according to the [Waste Storage Guidelines](#). Have a plan for snow storage and removal that will minimize impact to the waste storage and collection areas.
- A 2 m x 4 m x 200 mm thick concrete pad must be constructed in front of the waste bins/waste enclosure on private property to support the weight of the waste collection vehicle.
- Ensure waste storage containers, enclosures and other objects do not impact site access sightlines.
- Plan to store and collect residential and commercial waste separately.
- Skid bins (bins without wheels) must be used for all outdoor waste storage areas, and wherever possible.
- Wheeled bins are only accepted for developments where the waste collection storage area is included within the principle building. When wheeled bins are used, they must be at-grade.

Waste Collection Access:

- Where an alley exists, waste collection access must be provided from the adjacent alley.
- The waste collection access path should not require the collection vehicle to reverse into traffic, over sidewalks, bike lanes, or shared use paths, or make excessive reversing maneuvers. See the [Complete Streets Design and Construction Standards](#) for approved turnaround layouts.