



President's Message

PRESIDENT'S MESSAGE - WINTER 2014/2015

A lot has happened since our last newsletter. On September, 2014 CCI Vancouver held one of its best attended seminars in the past 4 or 5 years. All eyes and ears were on Tanya Stewart of Waste Management who spoke of the (then) upcoming mandatory composting in Vancouver as of January 1, 2015. Given that strata corporations make up such a large part of the residential component of Greater Vancouver and the amount of compost waste that strata lot owners generate Tanya's presentation was both timely and very informative.

The remaining speakers, being Phil Dougan of Access Law Group, Kevin Grasty from Halsall Engineers, Venus Duplin and Shervin Shapourian of Power Strata Systems covered such topics as:

- Strata Property Act requirements
- Depreciation Report implementation recommendations
- Developing a financial strategy for your strata
- Common budgeting mistakes
- Budgeting for maintenance and repairs - the pitfalls

- How technology can help strata councils
- Legal updates

Attendees were full of questions and kept the speakers answering questions well after the "formal" part of the educational seminar was over!

We held our annual general meeting at the conclusion of the seminar and elected two new board members. Welcome to Lisa Frey of Lesperance Mendes and Fred Ringham to the CCI Vancouver board of directors.

On October 14, 2014 an evening seminar on insurance loss prevention and the ins and outs of an insurance claim process was held before a lively audience. Our thanks to Rick Adam and Paul Duchaine of BFL Insurance for agreeing to speak on a topic that always garners a lot of questions.

Our last educational seminar event of the year was held on Saturday, November 29, 2014. Jamie Bleay of Access Law Group, Veronica Franco of Clark, Wilson and Paul Mendes of Lesperance Mendes spoke about a strata council's duty of care, a strata corporation's responsibility to repair and maintain and the obligation to enforce the bylaws of a strata corporation.

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This seminar was well-attended with a lively Q & A session (which is often the case when attendees get an opportunity to get free legal advice). Feedback from the attendees confirmed that legal sessions, including updates on case law, are quite popular. The CCI Vancouver board of directors will do its best to hold one or more legal sessions in 2015.

Speaking of 2015 this edition of the newsletter including an updated version of CCI Vancouver's "Year at a Glance". This calendar of events can also be found on the (new and improved) website. Stay tuned for more details of our upcoming events in future newsletters and on the website.

On behalf of CCI Vancouver we wish you a Happy New Year and look forward to an exciting year which will see, among other things, the roll out of the Civil Resolution Tribunal.

Jamie Bleay – President CCI Vancouver

CASE LAW UPDATE

Carnahan v. The Owners, Strata Plan LMS 522, 2014 BCSC 2375

This case, which was heard on November 3, 2014 with judgment given on December 15, 2014 involved the validity of the strata corporation's rental restriction bylaw. The petitioners alleged it was not valid as it did not include a procedure to follow when the strata council administered the rental restriction limit.

The Carnahans own a condominium located in a building called Village Creek Estates in Chilliwack, British Columbia. A rental restriction bylaw in place since 1994 set a limit of 5 strata lots that could be rented. On February 22, 2010 the Strata Corporation amended, among other bylaws, its rental bylaw which states:

9 RENTAL PROHIBITION

9.1 The maximum number of strata units that may be rented at any one time is five (5).

9.2 An owner shall obtain the written permission of the strata council before renting or leasing the strata unit.

9.3 Where hardship results to the owner, he may appeal to the council for permission to lease his strata lot, and the council shall not unreasonably refuse the appeal, all pursuant to the Strata Property Act, section 144 and amendments thereto.

9.4 Owners who have rental units must accompany or have an appointed agent accompany prospective renters when showing their unit.

9.5 Before an owner rents his strata lot, the owner must give the Strata Corporation the undertaking in Strata Property Act Form K, signed by the tenant, that the owner and the occupants of the strata lot will comply with the bylaws and rules of the Strata Corporation.

Bylaw 10 of the bylaws permitted the strata council to grant an exemption to owners from the rental limitation bylaw if the bylaw caused hardship. The Carnahans began to rent their strata lot in December, 2010 after the strata council granted them a one-year hardship exemption. They were given several other extensions but on July 21, 2013 their last extension to January 31, 2014 was given with advice from the strata council that they would not be granted a further extension.

While the Carnahans gave their tenant notice to vacate by the end of January, 2014 they tried to get the strata council to change its position regarding the January 31, 2014 deadline. The strata council's position remained unchanged even if the face of a letter from the Carnahans dated November 23, 2013 asserting they were entitled to continue to rent their strata lot on the basis that bylaw 9 was unenforceable because it did not specify a procedure to administer the rental restriction limit.

The strata corporation took the position that bylaw 9 was enforceable and had wording that complied with section 141(3) of the Act. The relevant part of bylaw 9 required an owner to seek written permission from the strata corporation before renting. In addition, owners with rental units were required to either accompany prospective renters during the showing of their units or have an agent do so. Lastly the bylaw required owners wishing to rent to first provide the strata corporation with a Form K signed by the prospective tenant that required both the owner and the prospective tenant to comply with the bylaws and rules of the strata corporation.

Despite the strata corporation's position that bylaw 9 was enforceable the Carnahans provided a Form K on February 27, 2014 and on March 1, 2014 began to rent their strata lot.

Needless to say the strata council asserted this was in violation of bylaw 9 and began to impose fines on the Carnahans. As of the date of the court hearing fines in the amount of \$10,500.00 had been imposed.

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At the hearing of the petition the Madame Justice Brown considered bylaw 9 in light of section 141 of the Strata Property Act (the “Act”). In reviewing section 141 of the Act the Judge emphasized section 143(3) of the Act which stated that:

(3) A bylaw under subsection (2)(b)(i) must set out the procedure to be followed by the strata corporation in administering the limit.

The case turned on the statutory interpretation of section 141 of the Act. No previous cases had interpreted this section which required the Judge to consider the law regarding the proper approach for statutory interpretation. The Judge concluded that the word “must” in section 141(3) had to be construed as imperative.

The Judge, after considering the ability of the strata corporation to limit or prohibit the rights of owners to rent strata lots, concluded that this ability was not absolute and further, the interests of owners wishing to rent in the face of a rental limitation bylaw had to be balanced with a rental limitation bylaw that is required to set out the procedure to be followed to administer the rental limit. The Judge concluded that the wording in the strata corporation’s rental limitation bylaw setting out the procedure to administer the rental limit was inadequate and stated “The Bylaws do not establish a clear and logical process for administering the limit and are completely silent on how the Strata Corporation determines which strata owners are entitled to be designated as rental units when the rental limit is not reached. Moreover, on their face, the Bylaws do not prevent the Strata Corporation from administering the rental limit in an arbitrary fashion”. She went on “The procedure the strata corporation follows in its administering of the rental limit must be clearly set out in the bylaws. This makes sense from a practical perspective as well.

If a strata corporation were entitled to adopt an informal procedure for administering the rental limit not set out in the bylaws, a prospective strata owner would be at an informational disadvantage, left with no accurate understanding of how the strata corporation administers the rental limit. Without such information, when deciding whether to purchase a strata lot, they may overestimate their prospects for renting it and suffer financial loss.” As for the strata corporation’s argument that the court should grant it considerable leeway given that the bylaws were administered by laypeople the Judge said “In my view, it is precisely because strata bylaws are administered by, and affect laypeople, that a clear procedure must be outlined in the bylaws. Requiring that the bylaws set out a clear, predictable and non-arbitrary procedure for administering the rental limit ensures decisions on which strata owners have the right to rent their units will not be left to the unfettered discretion of the strata council, whose members could have ulterior motives.”

Having concluded that bylaw 9 did not comply with section 141(3) of the Act the Judge ruled that the Carnahans were entitled to lease their strata lot and cancelled the fines that had been imposed.

Editor’s note: Strata corporations with rental limitation bylaws need to ensure that the bylaws comply with section 141 of the Act. While strata corporations are entitled to have bylaws that restrict rentals it is important to ensure that the bylaw is capable of standing a legal challenge. Legal advice when considering such a bylaw can prove useful should a disgruntled owner decide to challenge the validity of a rental limitation bylaw.

FOCUS: HUMAN RESOURCES: PREQUALIFYING CONTRACTORS

By Glenn Pringle

A property management company has a health and safety program in place; its employees are well trained and aware of the hazards they face in the workplace. With an impressive safety record, the company can be proud of its commitment to safety.

But what about the contractors who work for the property management company?

Choosing and working with a contractor can be a great experience if all goes well, but almost anyone can call themselves a “contractor.” Except for certain tradespeople — including plumbers, electricians and engineers, who need to be licensed — it is “buyer beware” when it comes to engaging a contractor.

Contractors are recognized as an important part of the property management business. They maintain electrical, plumbing and HVAC systems, complete renovations, remove hazardous waste and snow, and the list goes on.

Strata managers engaging contractors want to be sure that they have the right contractor for the work. They assess various elements of the contractor’s ability to do the job — price, availability, experience, quality of work, track record of meeting schedules.



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Strata managers also endeavour to keep up to speed with changes in health and safety regulations and laws, corporate governance and transparency, risk management and insurance requirements, changing Workplace Insurance (WorkSafeBC) requirements, contracts, rate schedules, policies, procedures and documentation. But do contractors meet minimum health and safety qualifications? Does anyone even check?

There are various types of insurance a contractor should provide. The two most common are WorkSafeBC clearance and commercial general liability, which must name the principal (the party hiring the contractor) on the certificates. Both types of insurance are required to protect principals when they engage a contractor. In most provinces, proof of workers' compensation clearance is mandatory before a principal permits a contractor on the property to perform work.

The principal may have an existing practice of collecting a contractor's certificate of insurance, workers' compensation clearance certificate and accident history, but is this enough? Is it done before document expiration? Certificates can be collected at the start of a project or contract, but if they expire during the project or contract, is a renewal obtained?

These documents are important — in fact, they're required to protect the principal — to demonstrate that the contractor has protection in place to cover any damage or injury costs, and a clean safety record, but these documents do not provide a complete health and safety pre-qualification picture.

Principals often overlook prequalifying a contractor's health and safety program, which can lead to significant problems. Contractors must be able to demonstrate to their principal that they have a health and safety program in place and are aware of basic health and safety responsibilities, issues and hazards relating to the work they perform. Where there are potential hazards, they have to demonstrate not only that they are aware of the hazards, but that they are capable of taking the necessary steps to mitigate or eliminate the hazards.

Strata managers may encounter contractors who lack appropriate insurance coverage, lack properly licensed tradespersons and lack documented policies and procedures. Collecting these and related documents is essential in proving a principal's due diligence in the event of an incident, investigation or inspection.

Health and safety legislation across Canada gives employers and work site owners duties and responsibilities not just for their own directly hired workers, but for a contractor's workers, as well. To demonstrate due diligence (in the realm of health and safety, this means that employers shall take all reasonable precautions under the particular circumstances to prevent injuries or accidents in the workplace) when work is contracted out, the principal must meaningfully assess the contractor's health and safety program.

A practice known as pre-qualification is increasingly recognized as an acceptable and appropriate way to confirm that contractors comply with legislation and observe best practices. The main health and safety program elements that contractors should possess in written policies, practices and procedures are as follows:

1. The contractor's health and safety program and practices reflect knowledge of the legal requirements. The contractor to whom the work is contracted has clearly defined the health and safety duties of various parties (workers, supervisors, manager and owners).

2. The contractor must be knowledgeable of the workplace and its potential and actual hazards. The contractor conducts workplace hazard assessments, develops specific safe-work procedures and policies (if necessary) and instructs and trains employees before commencing work.

3. The contractor's health and safety program is actually implemented. (He or she can provide training records, inspection records, hazard analysis forms, completed risk and hazard analysis, Joint Health and Safety Committee agendas and minutes, etc.)

4. The contractor's employees have received all necessary safety training applicable to the nature of their work. This may include Workplace Hazardous Materials Information System (WHMIS), first aid, fall-protection training, lock out training, confined space entry training, forklift/crane training and ergonomics training.

5. The contractor's employees hold all necessary trade certificates required by law (electricians, plumbers, HVAC mechanics, gas fitter, crane operators, steamfitters, etc.) or are holders of voluntary certifications (sprinkler and fire protection installers, painters, millwrights, masons, etc.).

6. The contractor has incident reporting and investigation procedures in place. All incidents are reported and investigated promptly; corrective action is assigned and followed through to completion.

7. The contractor has appropriate supervision in place for the number of workers and the type of work being performed.

8. A plan is in place for initial and ongoing communication and coordination of work between the principal and the contractor.

9. The contractor has equipment maintenance policies and procedures in place. All equipment used is maintained according to manufacturer's recommendations and applicable technical standards.

If a gap is identified (something significant that is required by legislation that is not being done by the contractor) during a review of the contractor, the principal could be responsible, whether or not he or she was personally aware of the gap.

The due diligence check of a contractor's health and safety program not only shows that the hiring strata manager cares about safety, it also gives the hiring condo manager a measure of confidence that the contractor has a health and safety program that satisfies both legal and client-specific requirements.

Some organizations have developed programs internally to manage the pre-qualification process. Other organizations will turn to an external third party with health and safety pre-qualification expertise.

Some contractors will decide not to expend the extra effort to participate in the prequalification process. But not being duly diligent can be costly for contractors and principals alike — fines, criminal prosecution and imprisonment, damage to reputation and brand, and tragically, worker injury or deaths.

When faced with a contractor who doesn't want to meet minimum requirements for the health and safety of themselves and others, principals should ask themselves — is it worth the risk?

Glenn Pringle is a Canadian Registered Safety Professional, and the Accreditation Services Manager at ContractorCheck, providing pre-qualification Health and Safety assessments of contractors from large construction projects to individual service providers right across Canada. For information about contractor management programs, contact Glenn at 1-855-640-6949 or gpringle@contractorcheck.ca.

DEPRECIATION REPORTS: PLANNING FOR THE FUTURE AND EDUCATING OWNERS

By: Kevin Grasty and Ed Watson, Halsall Associates

Building repair and renewal projects contribute significantly to the cost of strata ownership, yet most owners have a limited understanding of the financial impact of these projects. Moreover, the minimum funding requirements as set out in the Strata Property Act have not prepared the vast majority of stratas for the work required to preserve their investment.

In this article, we discuss the serious funding shortfall facing BC stratas and explain how strata councils can address that shortfall with a practical, well-considered Depreciation Report.

BC's Strata Funding Shortfall

Based on eighty Depreciation Reports prepared by Halsall Associates between 2005 and 2013, strata owners are not making sufficient contributions to their contingency reserve funds (CRF) to meet the ongoing maintenance and capital improvement needs of their buildings.

As the table below shows, strata owners are contributing less than a quarter of what we project will be needed in order to pay for future capital expenses with CRF funds; in some cases, such as older townhouses, owners were contributing as little as 8%.

**Average CRF contributions based on Depreciation Reports
prepared by Halsall in BC 2005–2013**

Strata building type	Building age	Average CRF contrib (pre-DR) (\$/unit/year)	Average CRF contrib required for full funding (post-DR) (\$/unit/year)	Proportion of full funding supplied by avg contrib (pre-DR)
High-rise (n=30)	All	600	3,900	15%
	<15 years	630	3,100	20%
	>15 years	585	4,300	14%
Low-rise (n=30)	All	550	3,800	14%
	<15 years	350	2,800	13%
	>15 years	630	4,200	15%
Townhouses (n=20)	All	330	3,750	9%
	<15 years	310	1,900	16%
	>15 years	330	4,000	8%

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- 48 unit townhouse project that included new inside roads, drains and curb repairs
- 148 unit townhouse project that included top up funding for mould remediation
- 700 + unit strata thermo energy and green roof installation
- 200 + unit Whistler strata project that included lobby, hallways and exterior refurbishment
- 150 unit townhouse project that includes new siding, windows, roofing, parkade and carport repairs
- 45 unit condominium renovation that included windows, eaves troughs, roof, siding and painting
- 40 unit recreational townhouse complex acquisition of waste treatment facility and related land
- 37 unit condominium balcony repair
- 100 unit condominium repair of siding, windows, grading and landscaping

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Strata corporations at newer high-rises and townhouses have tended to contribute a higher proportion of the fully-funded contribution level than at older buildings. This may be because older building owners are already facing special levies to fund projects needed immediately and therefore, they find it harder to save. Or it may be because they have been following a set funding philosophy and have not increased their fees at a rate comparable to the rest of the market.

While every strata has different common assets and is at a different point in its life, these figures indicate an alarming trend that stratas overall, and older buildings in particular, are significantly under-funded. Without increases in monthly CRF contributions, BC's strata corporations will become increasingly dependent on levies to make up funding shortfalls.

Developing a practical funding plan

A Depreciation Report (DR) enables stratas to understand and plan for their building's needs. It allows them to understand the size and timing of upcoming projects, as well as the possible funding strategies and the long-term implications of each.

Specifically, a DR identifies all major anticipated building renewal needs over the next thirty years, and sets out their rough timeline and estimated costs. A DR also proposes a range of funding strategies to pay for the work. With these tools, a strata can both manage its cash flow in the short term and set out a path which will prepare them financially for larger expenditures down the road.

A practical DR must be a collaboration between the DR provider and strata community. The strata council must be prepared to invest time and effort. A draft report will represent the provider's initial take on appropriate project timing and costs, but many items, such as short-term and aesthetic items such as corridor refinishing, will need input from the strata.

Most projects can also be approached in different ways. For example, a series of major repairs may be a viable alternative to a full renewal. Various renewal or repair options, with their own unique benefits and risks, are available; however, it is impractical for the DR to show more than one renewal strategy for any given component.

Both the strata council and property manager should be given the opportunity to review the draft DR and to work with the provider to ensure that the proposed project approach as well as the timing and costs of the projects in the DR reflect the strata's short and long-term goals. Where the report diverges from the strata's vision, or if the projects identified cannot reasonably be implemented as proposed, the strata community should work with the report provider to find acceptable alternatives and revise the report accordingly.

Different funding scenarios

Every DR includes a set of financial funding scenarios which propose various strategies to fund the planned projects. The Strata Property Act (SPA) requires a DR to contain at least three funding scenarios, each of which must be based on a minimum thirty-year analysis period.

Common funding approaches are:

1. **Current Contribution:** Assumes that the ownership continues to contribute to the CRF at the current level and forecasts the size and timing of special levies that would be required to pay for planned work.
2. **Fully Funded:** Shows the consistent annual CRF contribution owners would need to make to cover all future expenditures without levies. This represents the average annualized cost (i.e., the full cost) of ownership.
3. **Blended** (something in between 1 and 2): Either (a) an annual contribution increase phased in over several years, leading to the elimination of levies in the long term; or (b) regular partial CRF contributions (i.e., a percentage of the fully funded model) combined with the future use of levies.

The first two scenarios are useful because they establish the boundaries of the range of possible contribution levels. They also identify the gap between the current contribution level and the fully-funded contribution level.

Full funding of the CRF is an ideal funding approach because it spreads out the full cost of ownership over both current and future owners; however, for many owners, this is currently unaffordable.

Balancing competing interests

While most stratas recognize that some increase in CRF contributions is needed, the absence of a full funding requirement leaves the strata council to propose a new contribution level to the owners.



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This is no trivial task given the vast range of possible contribution levels and the need to consider competing interests.

On one hand, council has a responsibility to ensure the strata's long-term financial well-being. Assets must be protected by having funds available for projects when they are needed. On the other hand, council must respect the current owners' financial constraints and not unreasonably diminish the market value of their strata units.

There is no formula or short-cut. The appropriate balance will be different for each strata, and uncovering this balance requires time and effort on council's part and in-depth consultation with the owners. After all, funds for building repairs and renewal come exclusively from unit owners, so they have the right to decide when and how to provide them.

The changing landscape

Higher strata fees have traditionally had negative connotations. With the introduction of DRs, owners and buyers are becoming better informed about the long-term costs of ownership. With time, we expect greater value to be placed on a proactive funding strategy and a healthy CRF balance. A practical, in-depth DR can help owners understand the full impact of building renewal on the cost of ownership and leave them better equipped to make decisions about the financial future of their building.

Kevin Grasty and Ed Watson prepare Depreciation Reports and Property Condition Assessments with Halsall Associates. Kevin is the Vancouver Region Manager, and Ed is a Project Manager. For more information, visit Halsall.com



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THE YEAR AT A GLANCE FOR 2015

February 7, 2015 (1/2 Day Seminar):

Contracts for Major Project

- The role of the consultant
- Worksafe BC Regulations
- CCDC or?
- Lien Holdbacks
- Deficiency holdbacks
- Penalties for delays

Selecting a Contractor/Consultant

- Reference checks
- Experience in the specific work being planned
- Financial resources to complete the work
- Ability to communicate with the clients

Open Forum

- Q & A on any hot topics
 - “In the News”
-

March 10, 2015 (Evening Seminar):

Volunteers in your strata

- What can/should they do
 - Limits on insurance
 - Condo cop
 - Committees
 - Replacing paid workers
-

April 14, 2015 (Evening Seminar):

Legal Update

- Human Rights tribunals
- Alternate dispute resolution
- Avoiding the financial black hole
- Limitation Act
- Sections
- Types
- Bylaws

May 9, 2015 (1/2 Day Seminar):

Annual General Meetings – Revisited

- What is quorum
- Counting the Votes
- Elections – vote required for each nominee
- Rules of Order?

Bylaw Enforcement – revisited

- The goal of bylaw enforcement – available options
- How is it done – The rules
- Do they work?
- How to collect the money
- Is there another solution?

Open Forum

- Q & A on any hot topics
 - “In the News”
-

September 19, 2015 (1/2 Day Seminar):

The Civil Resolution Tribunal will be in place in the fall of 2015. This will be the first online tribunal in Canada and will be handling strata disputes such as

- Non-payment of fees/fines
- Unfair actions by the strata or majority of owners
- Issues with enforcement of strata bylaws
- Repairs
- Meeting irregularities
- Interpretation of the legislation, regulations or bylaws
- Issues with common property.

The seminar will focus on how the CRT will impact on how your strata addresses the above.

Together we're keeping food out of our garbage



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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Q & A on Metro Vancouver's Organics Disposal Ban

The way we manage our waste is changing. Together we are keeping food out of the garbage. In 2015, Metro Vancouver will introduce an organics disposal ban to support this change. These are some of the more common questions businesses in the region have asked.

1. What does this mean?

It means we will no longer throw food in the garbage. The ban is on disposal of the 'organic' waste. In this case 'organic' refers to things that can decay into compost, specifically food and yard waste.

Metro Vancouver, the regional government, manages all of the garbage produced from 2.3 million residents and businesses in the region (geographic range from Lion's Bay to Langley, in South Western British Columbia). Some businesses have been choosing to recycle their food waste for many years. Putting a disposal ban in place is a tool to encourage further reducing and recycling the food we waste.

2. Who is impacted?

The organics disposal ban applies to all waste generated in this region, whether that waste is residential, commercial, or institutional. Everyone needs to be separating food from regular garbage at home, work, school and public places.

3. Are we the first place to do this?

No, while our region is seen as a leader in waste management for having a firm commitment to recycling more of our garbage, we are not the first to put a disposal ban on organics. San Francisco, Halifax, Nanaimo, Portland, Massachusetts as examples. The upcoming organics ban is the latest change in the way we manage our waste, and like blue box recycling or cardboard-only bins, this practice will seem more normal over time.

4. What's wrong with putting food in the garbage?

In our region, about 20% of the garbage going to landfill or waste-to-energy is food; that's over 250,000 tonnes per year, and is similar to global numbers. When we throw away food all the nutrients, soil, water, money and energy that went into food production is lost. Further, food

decaying under the landfill, where there is little oxygen, produces methane, a powerful greenhouse gas that contributes to global warming. In the right conditions, food that is separated from the garbage for proper processing can decay cleanly into compost or biofuel. So instead of wasting nutrients and producing greenhouse gasses, we can capture nutrients and produce soil to grow more food in or a biofuel to replace using fossil fuels.

5. What are examples of the types of food that are considered banned?

Food is thrown away all along the production line, from growing to processing, to retailing and into restaurants and homes. Restaurant and retail businesses might think of pre-consumer (in the kitchen before cooking) and post-consumer (plate scrapings and leftovers) foods. The disposal ban also includes packaged and frozen food, bakery, delis and cafes – any food you can think of.

6. How will my business separate food from regular garbage?

You're not creating more garbage, but separating the same garbage into different containers. You need to assess how you currently manage your garbage; including ordering, storage, kitchen preparation, staff rooms, bins and contracts. Metro Vancouver has a guide to getting started for restaurants. Visit metrovancover.org and search 'Closing the Loop'. City websites have tips for residents, including apartments.

7. Is this going to cost me more money?

For many businesses, separating food from regular garbage significantly reduces the volume and service required for regular garbage. It also prompts us all to recognize and reduce waste. Some businesses already separating food from regular garbage find it cost-neutral, while others see slight decrease or increase in costs,



Q&A CONTINUED

depending on their bin sizes and hauling service contracts. In 2014 Metro Vancouver is working with small businesses to record and share examples and costs to separating food from regular garbage. Results will be shared by end of 2014.

8. Do I have to commit space and provide different access to store or haul away a separate bin for food?

You will need space for the food bin(s). Your garbage hauler may have solutions. You may be able to share a food bin with a neighbouring business or start to use smaller garbage bins.

9. Are there companies that provide services like hauling food to a compost facility, that can help me get started, or de-package food if required?

As more businesses start separating waste, more services are becoming available. The Recycling Council of BC Hotline at 604-REC-YCLE (604-732-9253) maintains a current list of service providers. Many hauling businesses that collect your regular garbage can also collect food waste. Other businesses only collect recycling.

10. Can I line the collection bins with plastic bags?

Nuisances like odour need to be managed in order to keep them from becoming a problem. Bins can be cleaned on the spot, or switched for cleaned bins at collection.

The facilities in our region make high-quality compost, and end users of that compost don't want product with plastics in it. Often plastic-looking bags labelled 'compostable', 'biodegradable' or similar often require very specific conditions to work. Also, it is difficult for employees to identify the bag type in large mixed waste piles. For these

reasons plastic bag liners are generally not accepted.

There are some exceptions for commercial waste, which is high volume compared to residential waste. You need to clarify your options with your landlord or service provider. For home collection use a newsprint to line your bins, or tip and rinse regularly. In addition to plastic, examples of other contaminants to avoid are labels, wrapping, elastics, meat trays, plastic cutlery, and aluminum foil.

11. How will the ban be enforced and will there be fines once the disposal ban is in place?

Metro Vancouver has disposal bans on many other recyclable items like cardboard, paper and hard plastics. Enforcement is done when garbage loads are delivered to a disposal facility. There are fines associated with all disposal bans. Our priority is to keep food out of the landfill, not to develop an extensive fining process.

12. When does this start?

The organics disposal ban will come into effect in 2015. Initial enforcement will include warnings and information, and after a grace period surcharges will apply. Many households and businesses are separating food waste from regular garbage already.

Need more information? Visit [Metro Vancouver.org](http://MetroVancouver.org) and search 'Organic Disposal Ban'



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- ☐ Townhouse
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Address:	Suite #:	
City:	Province:	Postal Code:
Phone: ()	Fax: ()	Email:
Condo Corporation Address:	Suite #:	
City:	Province:	Postal Code:
Phone: ()	Fax: ()	Email:
President:		
<small>Name</small>	<small>Address/Suite</small>	<small>Email</small>
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Director:		
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Please forward all correspondence to: ☐ Management Company address ☐ Condo Corporation address

Annual Fee: ☐ 1-50 Units: \$110.00 ☐ 51-100 Units: \$150.00 ☐ 101-200 Units: \$200.00 ☐ 201+ Units: \$250.00

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Name:	Occupation:
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Phone: ()	Fax: ()
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