

**Very Important Information for All Residents of
LMS-712**

Organic Waste (Kitchen Scraps) Recycling



Effective July 9, 2015.

Why must we recycle organic waste?

All residents of Metro Vancouver are now required to separate ORGANIC waste from other recyclable and non-recyclable household waste.

Municipal garbage dump sites (landfills) have limited space for a growing population. Removing organic compostable waste and other recyclable materials from the landfill garbage stream reduces the space required for garbage disposal and makes better use of our valuable natural resources. It reduces greenhouse gas emissions and our carbon footprint.

Single-family dwellings and smaller apartment and condominium complexes made this change some time ago. Large complexes are now required to participate as well. Failure to separate our waste properly will result in substantial fines.

What do I need to get started?

The bare minimum: A **container** to put compostable garbage into. The Strata will supply you with a small bin. This can be emptied directly into the collection bin on P1 and washed out between uses.

Bin choice: There is also a wide selection of commercially available bins if you prefer another shape, size, or look, or if you want to have a charcoal odor filter in the lid.

Convenience: You will probably want to use newsprint or paper bags (without any shiny coating) for **lining** your bin so you can dispose of the contents—along with the liner—more easily. Feel free to take newsprint from the recycling room if you need some. *Bag to Earth™* paper bags are also acceptable for lining your bin, but do not use any other specialized bag, even if it says it is bio-degradable.

Alternative emptying method: If you prefer to leave your countertop bin in your suite, or if your waste is frozen, you will also need a washable, re-useable leak-proof bag for carrying the liner and contents to the collection bin. This is important to protect the elevator floor or hall carpets from any leaks or drips. It is also a courtesy to other residents who may be in the elevator or hallway with you.

Important Note: Absolutely **NO plastic bags**, even so-called “bio-degradable” plastic ones, are being accepted at the composting site. If any are found, we may be subject to substantial fines.

How do I manage and dispose of my organic waste?

Frequency: The contents of your countertop bin should be emptied **at least every other day** to prevent odors. It is also important to clean the countertop bin with soap and water whenever it is emptied.

Convenient trick: If you prefer to wait longer, you can wrap the contents of your bin in newsprint and keep them indefinitely in your **freezer**. You can then carry the frozen bundle(s) --in your re-useable leak-proof bag—to the collection bin at your convenience. No thawing is necessary.

Important reminder: You can toss the organic waste directly into the collection bin, OR you can include your newsprint or paper liner with your compost. Absolutely **NO PLASTIC**, even so-called “bio-degradable” plastic, is accepted into the compost collection bins.

Where are the collection bins?

Location: The bins are located in the Garbage Room of **Ocean Tower on P1**. Look for the door in the blue wall near the red parking payment kiosk.

Access key: You will need your recycling / mail room key to get into the room.

How can I prevent any potential minor problems?

Odors:

- Empty your container daily or every other day, into either the collection bin or your freezer.
- Wash your container each time it is emptied.
- Use a bin with a charcoal filter in the lid (commercially available) if need be.

House flies: They come from the outside.

- Don't attract them. Prevent odours (see above) and keep the lid on your container.
- Empty your container daily or every other day, into either the collection bin or your freezer.
- Remember to wash the inside of your re-useable leak-proof bag frequently as well.

Fruit flies: Their eggs are naturally found on fruits, and they thrive in warm temperatures. These flies are much smaller than house flies. They are annoying but completely harmless.

- Empty your container daily or every other day, into either the collection bin or your freezer.
- Keep the lid on your bin to keep any flies from escaping into your kitchen.
- Use commercially available fruit fly traps if needed.

What is our strata doing to prevent more serious problems like the ones other buildings have had?

Unlike some complexes, we are storing the compost collection bins behind solid walls and doors, rather than in the open-cage recycling areas. This room is where the same garbage has always been collected, long before it was being separated from the landfill garbage stream.

Pickup of the collection bins will be frequent.

Okay, but what if I just don't feel like participating?

Sorry, but participation is not optional. Any garbage coming from your unit must now be separated. New routines may take a little getting used to, but it is the responsible thing to do, and you can feel good knowing you are helping to reduce our carbon footprint.

If that isn't enough reason, here is the bottom line: failure to comply with the regulations will result in our strata being assessed substantial **fin**es, which will ultimately raise our strata fees. Residents can also be fined for violating our by-laws.

What about just using my sink disposal unit instead?

Please don't.

Your sink disposal unit is great for clearing small amounts of food that may have made their way into your drain from your sink or your dishwasher.

Environmentally, using it for larger scale waste disposal is *slightly* better than failing to separate the garbage at all, but much worse than composting. It ultimately **wastes** large amounts of water, energy, and tax dollars, since this ground compostable sludge enters the sewage system and then have to be cleaned OUT of the water at a water treatment plant.

Heavy use also adds to the frequency of clogs in the building's pipes.

No one can stop you from doing this, but it is decidedly **unfriendly** to your neighbors, your community, and the environment.

What about the rest of my garbage?

Recyclable materials will still be collected in the open-caged recycling rooms. Now is a good time to review what items can and cannot be recycled. Remember to collect items such as newsprint and assorted containers in re-useable bags to make it easy carry them downstairs. Please prepare materials properly for recycling. **NO plastic bags** should ever end up in the bins once you have emptied your items.

Small household waste that cannot be recycled and is not compostable can be securely wrapped and put in the garbage chute as before.

Human or pet waste such as diapers and cat litter go into the regular landfill garbage. They should not be put in the chute because they are a **health hazard** if the bag breaks on the way down. Drop this garbage into the large **metal garbage bin** (NOT the compost recycling bin) in the same room where you are taking the compost.

Toxic substances (batteries, paint, old medications, etc.) as well as any **large household items** (skis, furniture, etc.) which our waste disposal company is not contracted to pick up are **your responsibility**.

You can find information at www.metrovancouverrecycles.org, or call the Recycling Council of BC Hotline, **604-RECYCLE**. You always have the option of hiring someone to dispose of these items for you.

Where do I get further information or extra help? Can I help others?

Recycling guides: For reminders of what gets recycled where, and how to prepare items properly for recycling, visit www.vancouver.ca >Home, Property, and Development >Waste Disposal and Recycling.

If you then click on the “Dispose of other items” tab you will find a handy “Disposal Wizard” for more unusual items.

Newsprint liner: To learn how to fold newsprint to make a handy bin liner at no cost, visit www.metrovancouver.org >Services >Solid Waste >Food Scraps Recycling >Apartments and Condos >Tools and Resources >Tools and resources for building managers, then scroll down to find the video.

Still need more help? Contact our **building manager** by leaving a note in the strata office mailbox (Ocean Tower) or with the concierge (Beach Tower). Be sure to include your contact information so we can get in touch with you to answer your questions or offer help to get you set up.

If you are comfortable with the recycling yourself and would like to **help your neighbors**, you can introduce yourself to any new owners or tenants on your floor and offer to help them get started. You could also volunteer to be available to visit units where help is requested. Just indicate your interest by leaving your name with the building manager.

Some accepted items:



Unacceptable items (some are recyclable elsewhere):

