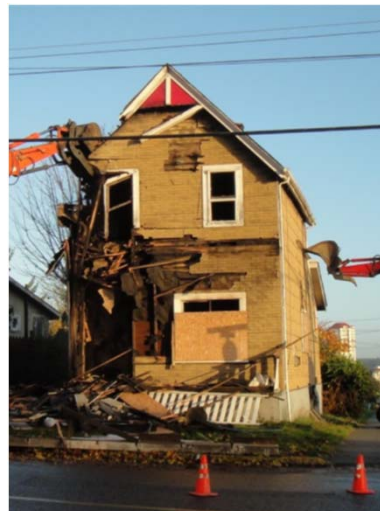


# Demolition and Deconstruction Waste Regulation

*Governance and Priorities  
Committee Meeting  
July 14, 2025*

## Agenda

- Council Direction
- What we heard
- Demolition Waste in Nanaimo
- Demolition Permits in Nanaimo
- Building Removal Hierarchy
- Best Practices
- Recommendations



## Council Direction



Report on existing deconstruction bylaws, key elements of a draft bylaw and the challenges and opportunities for regulating deconstruction in Nanaimo.



Report to include options for Council to consider for proceeding with drafting a bylaw



Presentation by industry representatives

## Waste Diversion Goals



### RDN

Reduce waste going to the landfill by 90% by 2030.



### Integrated Action Plan

Develop and implement a construction recycling, deconstruction, and demolition bylaw. The bylaw will include measures to reduce the amount of waste that goes to landfill from construction and demolition activities and promote re-use of construction materials in Nanaimo.



### City Plan

Support waste diversion through improved reuse and recycling services for a diversity of materials

Encourage the adaptive reuse of buildings to help reduce construction waste.

Encourage the use of natural and reused materials to support circular businesses

## Stakeholder Feedback

- May 1<sup>st</sup> meeting with representatives from the following groups
  - Demolition companies
  - Waste Management
  - Local Government (City and RDN)
  - Non- profits (Light House and Habitat for Humanity)
  - Builders/Developers (Nanaimo Development Group)
- Follow-up meetings with
  - Building relocation company (Nickel Brothers)
  - Demolition company (Brod Demolition)

## Stakeholder Feedback

### Challenges

- BC Building Code
  - Structural engineer signoff challenging when reusing wood
  - Energy performance requirements make it difficult to reuse old components like doors and windows
- Finding space to sort products to be reused or recycled
- Finding a market for salvaged materials
- Time
  - Sorting and recycling can take time. Can delay redevelopment if done on site.
  - Concern about time delays a demo bylaw may have on building permits
- Illegal dumping
- Safety
  - concerns with wood recycling- nails or lead in boards
  - Waste left on site can be a fire hazard

## Stakeholder Feedback

### Solutions and Recommendations

- Focus on education before regulation.
- Consider a phased and predictable approach to regulation. Allow industry time to adjust.
- Consider incentives for salvage and reuse.
- Provide space for storing and sorting materials off-site.
- Reframe as an economic opportunity- move away from solid waste and talk about resources and economic development

## Demolition Waste in Nanaimo



58% of materials being landfilled can be readily reused, recycled or composted



95% of C&D waste can be kept out of the landfill through material recovery practices and targets.



7% of all commercial waste is from building materials.



Reducing building material waste by 50% would equate to 295 garbage trucks of waste and 1,185 tonnes of greenhouse gas (GHG) emissions saved.

## More stats



For a typical deconstruction, 70% of materials can be recycled and 25% can be reused.



**4 million tons** of construction, renovation and demolition waste is generated annually in Canada. Of that, **37% is old growth lumber**.



~700 homes are demolished each year in BC. ~100 are relocated.

## Current Actions

RDN Best Practices Guide

Tipping fees

Disposal bans

Waste Hauler Licensing Requirements

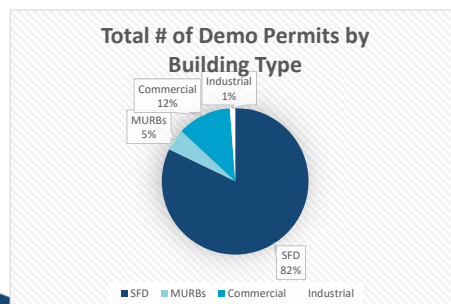
Funding for Lighthouse Building Material Exchange Program

## Demolition Permits in Nanaimo

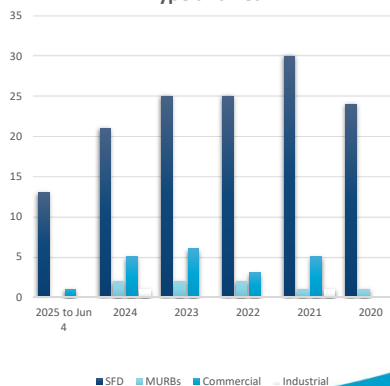


## Demolition Permits – Building Type

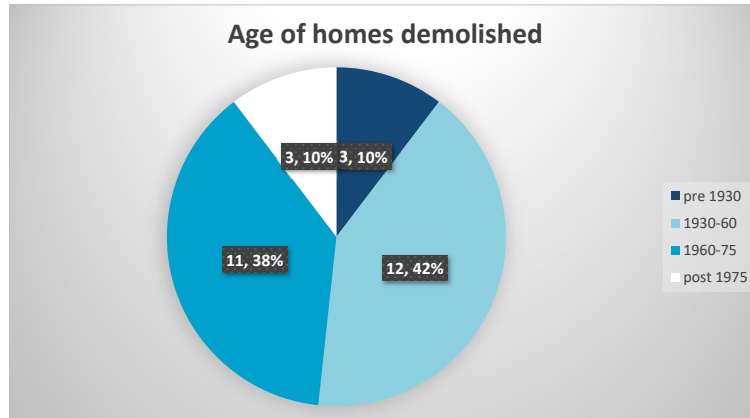
- 168 demolition permits since 2020



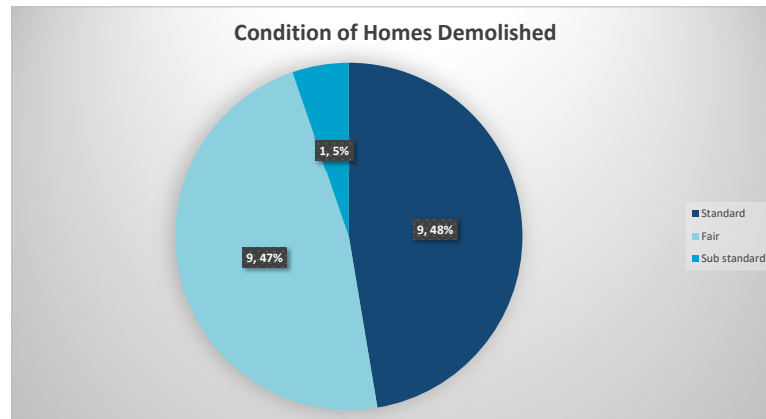
**Demolition Building Permits by Type and Year**



## Demolition Permits - Age

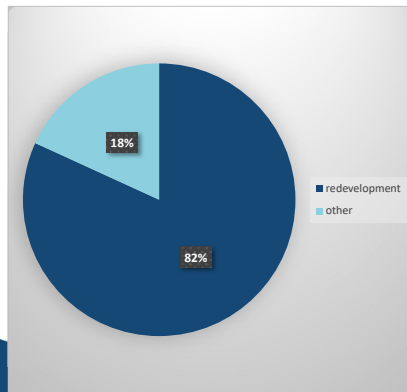


## Demolition Permits- Condition



## Demolition Permits- Reasons

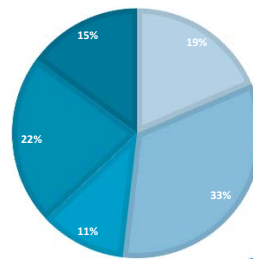
**Reasons for Demo**



**Reasons for Demo- detailed**

REASONS FOR SFD DEMO

- unknown
- Subdivision
- Other (no redevelopment)
- MURB (3+ units)
- Duplex/2 SFDs

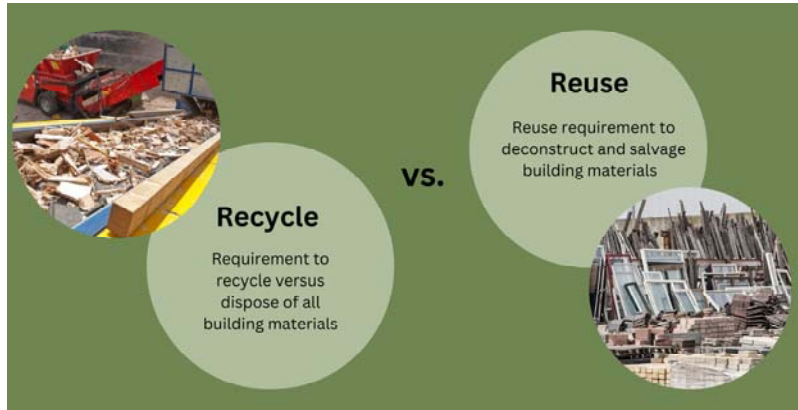


## Best Practices & Recommendations

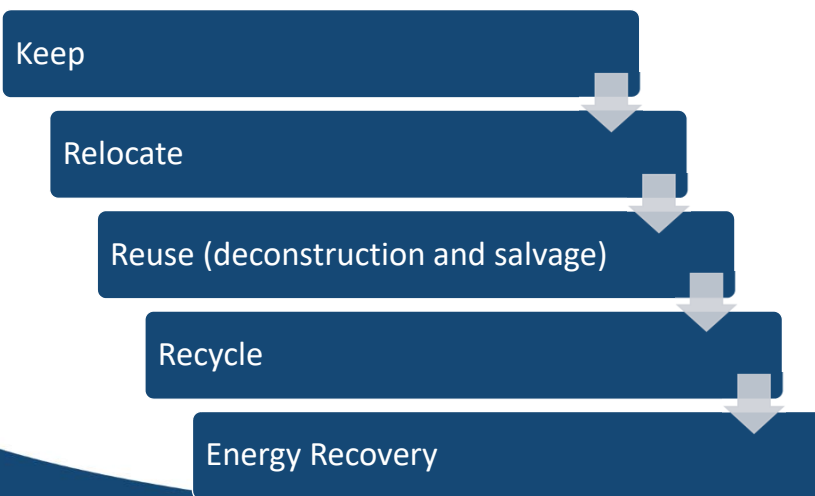




## Reuse v. Recycle



## Building Removal Hierarchy



## Other Local Governments

- 10 BC Local Governments
- 8 with demolition or deconstruction waste management bylaws
- 2 best practice guidelines



## Other Local Gov'ts: Common Practices

Deposit required (8)

Compliance report required (8)

Waste disposal pre-plan (8)

Recycling (5), Reuse/Deconstruction (2), Both (3)

Reuse bylaws (Victoria and District of North Van) focused on wood. Other bylaws a variety of recyclable materials

## Demo Bylaw Elements

1. Relocation Assessment
2. Wood salvage requirement
3. Diversion rate requirement
4. Require a waste management plan and salvage materials assessment
5. Refundable Deposit
6. Compliance Report



## Beyond a Bylaw

1. Flag building relocation and reuse early in the development permit process
2. Prioritize relocation or deconstruction when the City needs to remove a building.
3. Support keeping buildings on the property through variances
4. Remove Building Bylaw home relocation value requirement

