

ATTACHMENT D

Demolition Waste Management Stakeholder Summary

May 1, 2025 – Stakeholder Meeting

Attendance:

Business or Organization	Organization Type
Regional District of Nanaimo	Government
Habitat for Humanity	Non-profit
MWL Demolition	Demolition
Nanaimo Development Group	Building and Development
Lighthouse	Non-profit
Progressive Environmental Vancouver Island	Demolition
Milner Group	Waste Management
Vancouver Island HazMat	Demolition

A number of other waste management and demolition firms were invited but were unable to attend. During this meeting, the stakeholders noted several challenges related to demolition, reconstruction, and recycling.

Challenges Identified

- **BC Building Code:** stakeholders shared that getting a structural engineer to sign off on a building using reclaimed wood can be challenging. They also noted, new BC Step Code and other energy performance requirements can make it difficult to reuse some building components.
- **Storage of Materials:** finding space to store and sort materials off-site was important to the stakeholders. Developers often want to remove the existing building as soon as possible so as not to delay redevelopment. Storing and sorting materials on-site often delays the demolition, which in turn delays the new development.
- **Timing/cost:** Administering a demolition bylaw, especially one that requires pre and post-demolition compliance reports, may increase the workload of both the applicants and City Staff and may delay the issuance of the demolition permit. Time delays plus deposit and admin fee requirements can also add an additional cost burden on developers.
- **Safety:** stakeholders expressed safety concerns regarding the use of reclaimed wood with nails or lead boards. They also noted demolition waste left on site for long periods can become a fire hazard.
- **Illegal Dumping:** Some of the stakeholders felt that overly onerous regulations could result in increased illegal dumping.

Opportunities, Solutions, and Recommended Approaches

- Focus on education before regulation
- Consider a phased and predictable approach to regulation. Allow the industry time to adjust.
- Provide a space for storing and sorting materials off-site

- Consider incentives for salvage and reuse (density bonusing or fast track permitting were suggested as possible incentives)
- Reframe demolition and deconstruction waste management as an economic opportunity. Move away from a solid waste management focus, embrace circular economy principles, and talk about resources to support economic development.

Nickel Brothers

- In most cases (~95%), they can recoup the entire cost of the building removal from the purchase of the building, meaning that the building is removed from the property at no cost to the property owner
- Since 2020, their company has received 43 inquiries to relocate a building from Nanaimo, but they were only able to relocate 5 of them.
- More than half of the buildings they assessed were unable to be moved

Barriers and Challenges

- Section 20.1.3. of the City's Building Bylaw requires a building relocated to a new site in Nanaimo to have an assessed value not less than the average assessed value of all dwellings situated within 50 metres of the site or parcel of land to which the building is to be moved. They noted that no such 'value rule' exists for new construction. This policy can prevent homes from being relocated to Nanaimo.
- Street infrastructure, such as trees and low power lines, can create a physical barrier to moving buildings
- Timing can be a challenge. It takes longer to relocate or deconstruct a building than to demolish and recycle it. Buildings are typically listed for sale for a minimum of three months. While Nickel Brothers provides some storage for homes in their yard, that space is limited and adds additional costs to the move. It is generally cheaper and easier for homes to be stored on-site; however, that can delay redevelopment. Some developers eager to start building on the site may opt for demolition and recycling over relocation to save time.

Policy Incentives and Best Practices

- The Town of Sidney encourages relocation by charging a higher permit fee for demolishing the building onsite (\$1,000) versus relocating it (\$250).
- The City of Victoria's Demolition Waste and Deconstruction Bylaw requires a \$19,500 deposit for demolition that is returned in full if the building is relocated (or more than 40kg of wood per sq m of building size is salvaged).
- Some communities require a building to be assessed for relocation as a condition of the demolition permit issuance.
- Temporary Accelerated Relocation Permits (TARP): This concept was suggested by Nickel Brothers to allow homes to be temporarily stored on the site (without foundation or service connections) that they will be ultimately located permanently before the full building permit is issued. They noted this concept is being tested as a pilot by the District of Saanich, but has not been fully adopted by any municipalities in BC that they are aware of.

Brod Demolition

Staff met with a representative from Brod Demolition over the phone. They shared the following recommendations:

- Make mixing clean wood with other materials illegal at the landfill.
- Make disposing of clean wood affordable at the landfill
- Require clean wood, accessible drywall, roofing materials, and insulation to be sorted at a 95% rate. Allow some flexibility for hard to reach areas of the building.
- Don't allow or require wood and drywall waste to be bagged- it makes it too easy to illegally mix loads
- Enforce Provincial regulations regarding window removal- broken glass on site is a significant hazard
- Don't mandate what happens to the wood removed from a building. The reuse and recycling of the wood will depend on the quality of the wood and the market. City Staff are unable to assess the quality of the wood for reuse, especially through a bylaw with inflexible targets.
- Most wood from their demolitions is recycled or used for energy recovery (hog fuel), with less than 5% salvaged and reused.