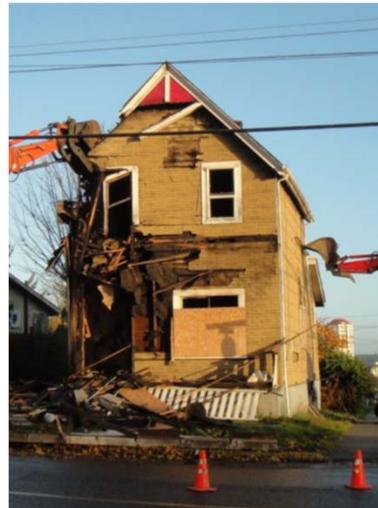


Demolition and Deconstruction Waste Regulation

*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

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

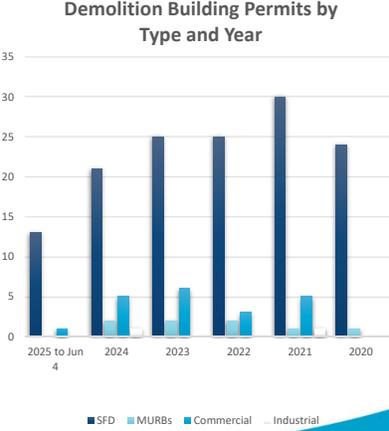
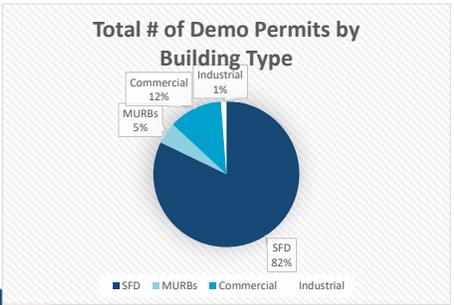
- RDN Best Practices Guide
- Tipping fees
- Disposal bans
- Waste Hauler Licensing Requirements
- Funding for Lighthouse Building Material Exchange Program

Demolition Permits in Nanaimo

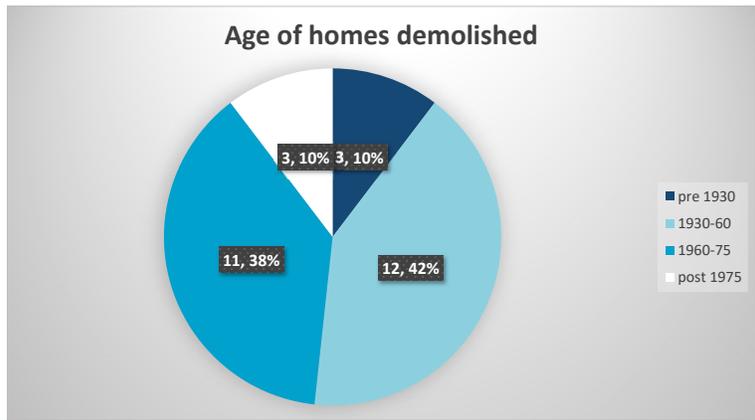


Demolition Permits – Building Type

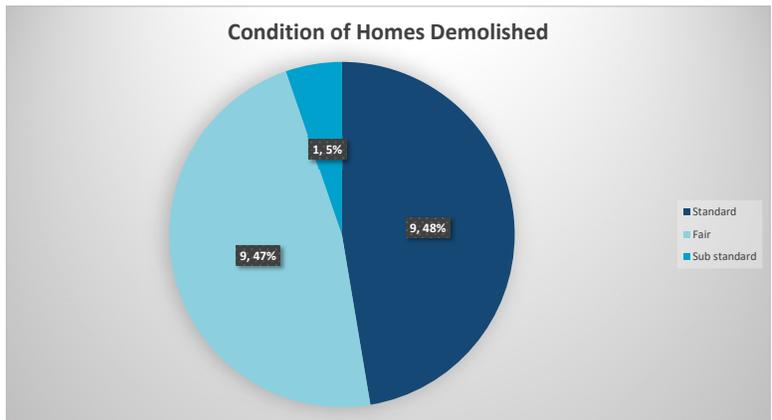
- 168 demolition permits since 2020



Demolition Permits - Age

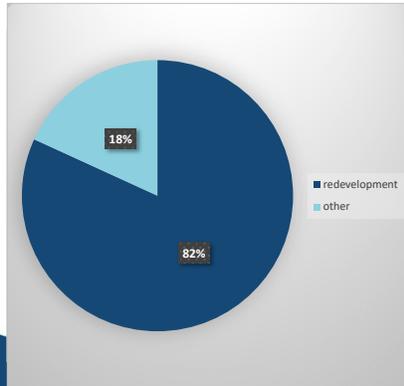


Demolition Permits- Condition

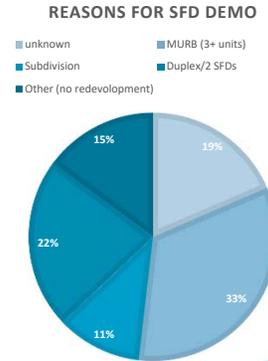


Demolition Permits- Reasons

Reasons for Demo



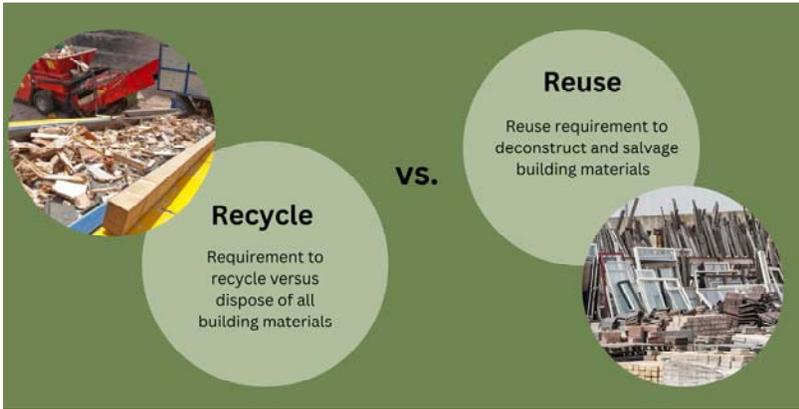
Reasons for Demo- detailed



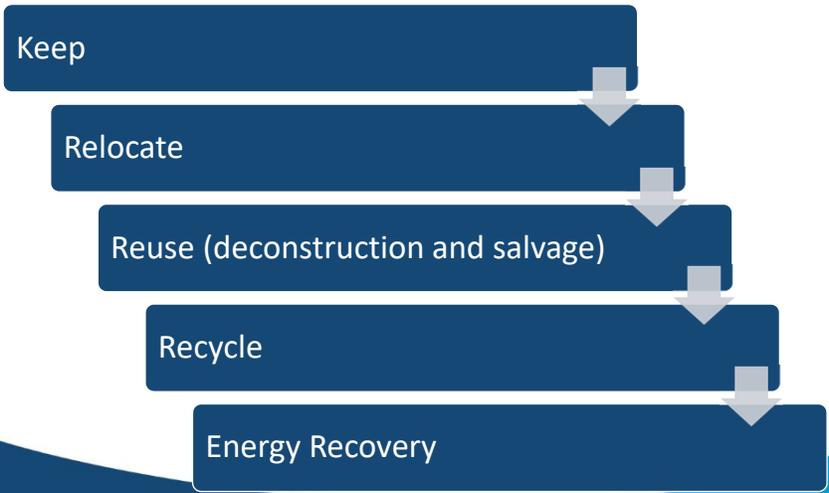
Best Practices & Recommendations



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

