



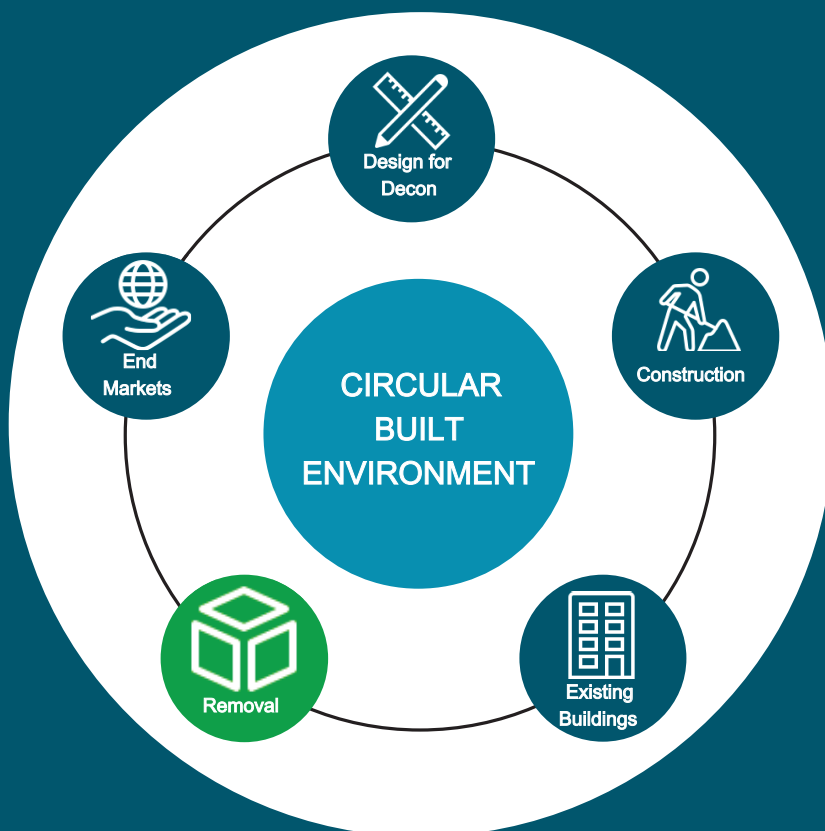
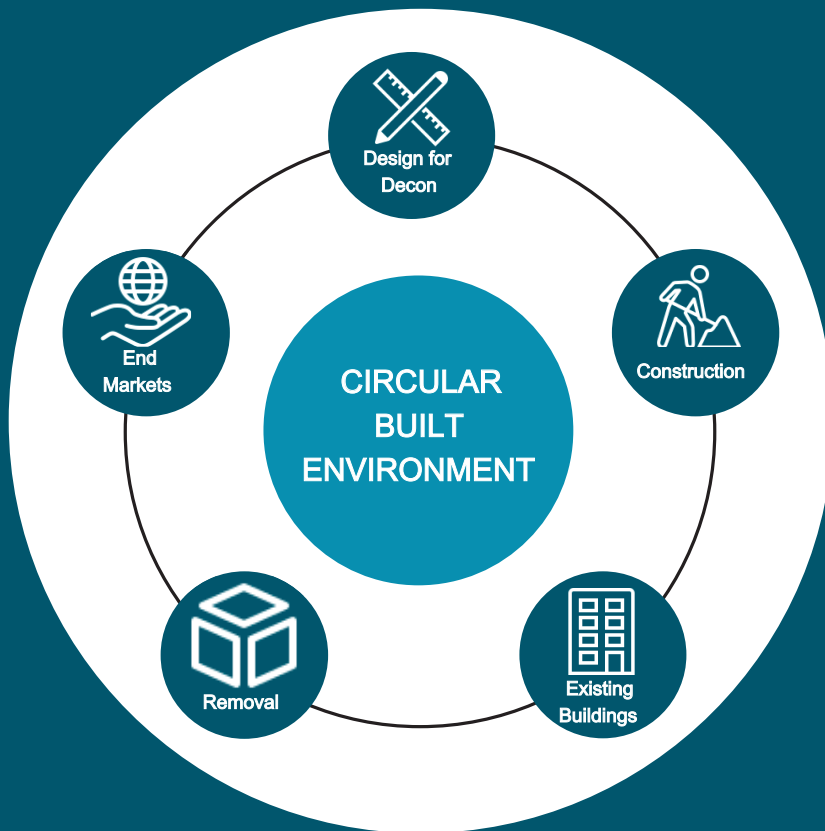
# Recommendations for Demolition & Reconstruction Regulations

City of Nanaimo  
Governance & Priorities Committee Meeting  
July 17, 2025



**Our Mission** is to advance regenerative and circular practices in the built environment that nurture ecological and human health.

That means designing buildings and communities that reduce and reuse building materials, waste, and carbon emissions.

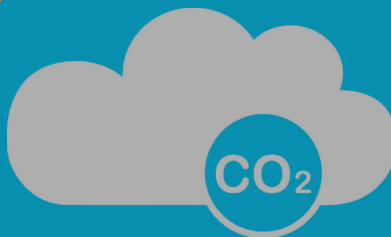


# 239

single -family homes were demolished  
in the City of Nanaimo between 2015 -2024



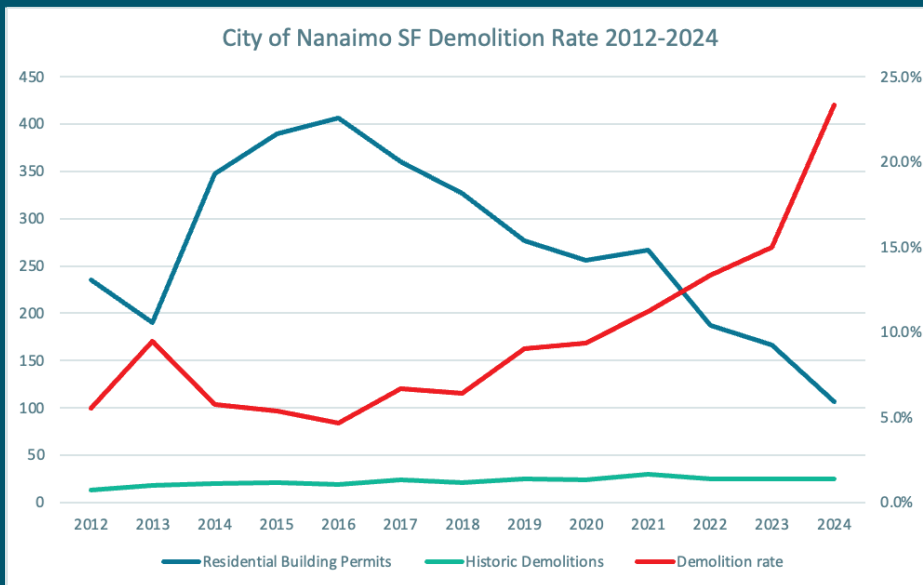
239,000 MT  
CRD materials



15,535 MT  
CO<sub>2</sub>e Emissions



Unquantified  
Lost Resources



Demolitions forecasted to increase over the next decade:

- Population growth
- Densification
- Relaxation of provincial zoning
- Federal housing mandates

Source: City of Nanaimo Building Permit Statistics (Property & Development

## Socio -Economic Conditions

- Diminishing landfill capacity
- Climate imperative
- Dependency on precarious markets
- Increasing material costs

# Demolition vs Deconstruction

## COST COMPARISON

2400 SQ FT HOME ESTIMATE

### Sustainable Demolition Cost

\$32,550.00

\$42,000.00

\$66,440.00



LOW END

\$49,500.00

MID RANGE

HIGH END

Image courtesy of VEMA  
Deconstruction

## Decon does not delay construction

- Construction does not occur immediately after demolition and is not the cause of construction delays.
- Look at dates of issuance of demolition and building permits across projects.

# Policy Recommendations

- Triage model (infill, relocate, decon, partial decon, demo last resort)
- Mandatory assessments
- Significant refundable deposit with tiered refund (City of Victoria) - direct abandoned deposits to circular construction initiatives
- Applicable to all building types (City of Burnaby)
- Strong, clear definitions of “deconstruction”, “salvage” and “reuse”



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