Proposed Demolition Waste Reduction Bylaw

June 13, 2022
Background

Waste from the construction and demolition sector comprises the largest category of waste sent to landfills in our region.

Waste disposed by sector in 2019 (Metro Vancouver)
Background

Goal

To increase diversion of demolition waste

Co-benefits: reduce resource consumption and emissions by supporting the shift to a circular economy
### Existing Municipal Regulations

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Recycling Requirement</th>
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<tbody>
<tr>
<td>Port Moody</td>
<td>• All demo permits</td>
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<tr>
<td>Vancouver</td>
<td>• Pre-1950 single-family homes (deconstruction for pre-1910 and heritage listed homes)</td>
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<tr>
<td>Richmond</td>
<td>• Single-family homes</td>
</tr>
<tr>
<td>New Westminster</td>
<td>• Single-family homes and duplexes</td>
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<tr>
<td>Surrey</td>
<td>• All demolition and new construction permits</td>
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<tr>
<td>Victoria</td>
<td>• Pre-1960 deconstruction requirement (in process)</td>
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Wood Salvage Requirement

Wood salvage requirement for the demolition of single-family homes built before 1950

![Diagram showing number of issued permits per year for post-1950 and pre-1950 homes.]
Demolition vs Salvage

Residential Demolition

Salvage

Salvaged dimensional lumber
Rationale

Salvage requirement rationale:

• Wood is a high value material
• Largest proportion of C&D waste
• Facilitates the separation of additional materials
Salvage requirement

Salvage requirement: 3.5 kg or 2.6 board feet of reclaimed lumber per square foot of finished floor space

E.g. for a 2,000 ft² home, 7 tonnes of salvaged wood recovered
Application Process

The inclusion of the following with demolition applications:

• One page wood salvage estimate
• $250 admin fee (non-refundable)
• $15,000 waste diversion deposit (100% refundable based on performance)
Consultation Results

Support for:
- Increasing the vintage of homes to a larger subset of houses
- Increasing the deposit amount (avoid absorbing as a cost of business)

Concern for:
- Number of available service providers
- Added permit processing times, and increased project time/complexity

General support for the proposed approach and for creating a level playing field for industry
Conclusion

• The proposed bylaw increases the diversion of demolition waste and supports the shift towards a more circular economy

• If adopted, staff will closely monitor the results following bylaw implementation and report back to Council