

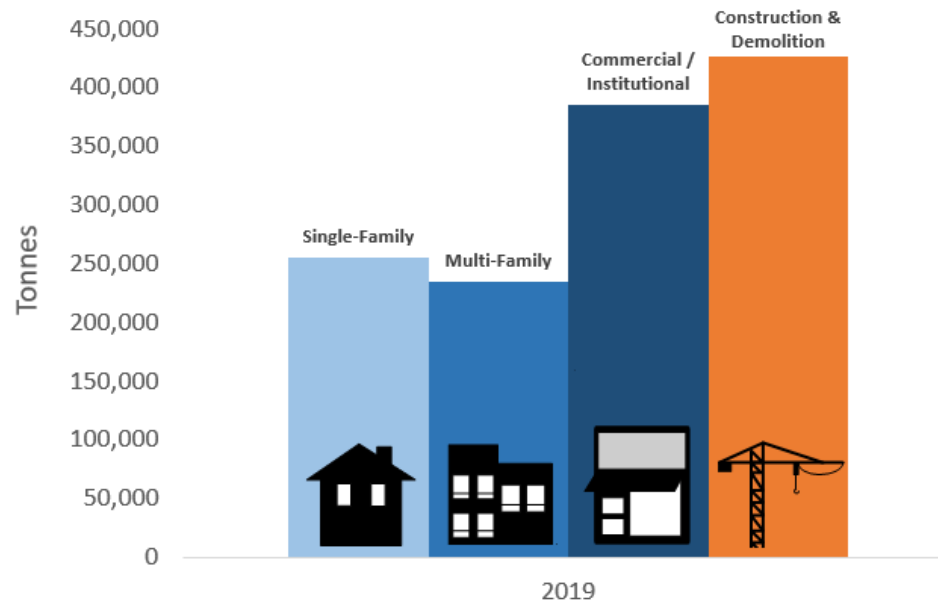
# Proposed Demolition Waste Reduction Bylaw

June 13, 2022



# Background

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



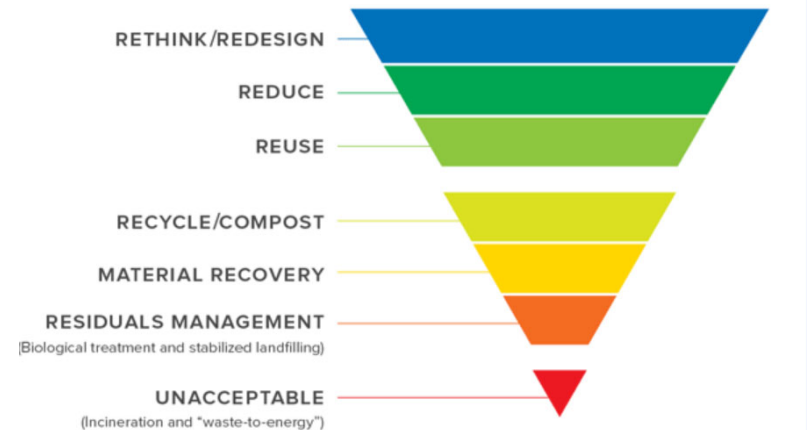
Waste disposed by sector in 2019 (Metro Vancouver)

# Background

## Goal

To increase diversion of demolition waste

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



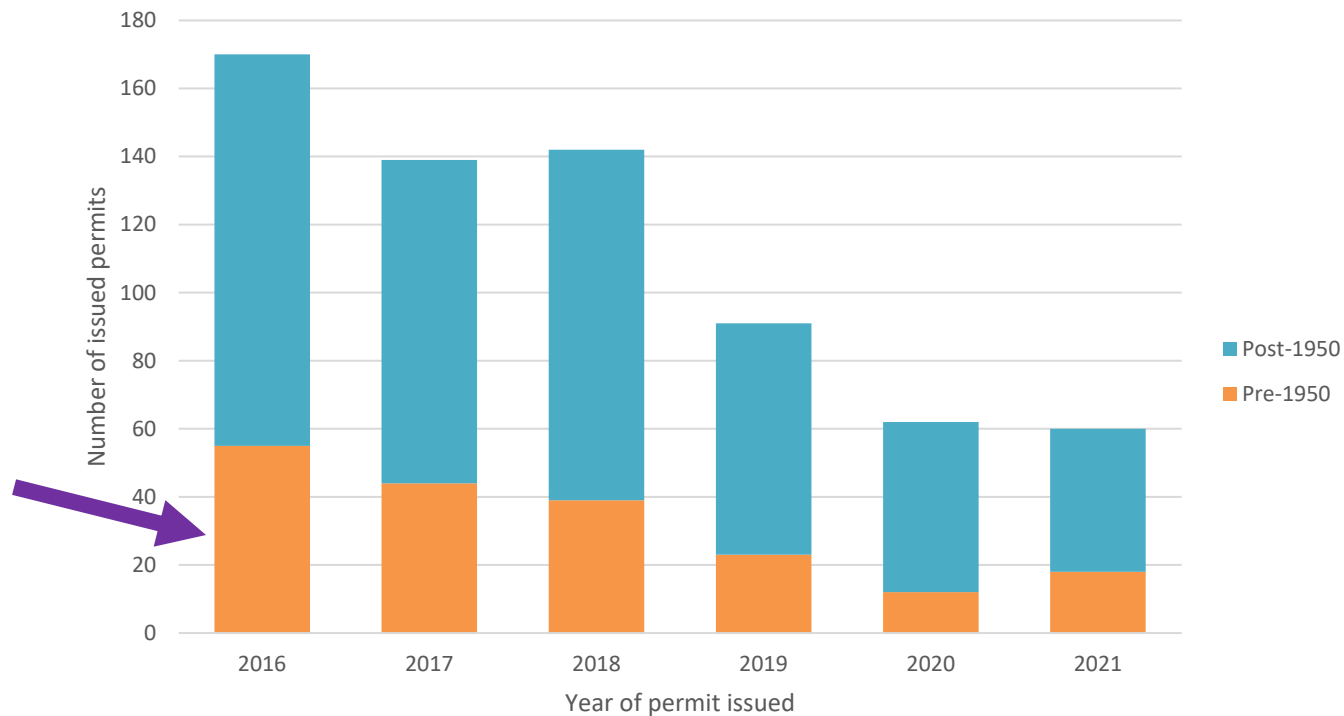
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# Existing Municipal Regulations

Municipality	Recycling Requirement
Port Moody	<ul style="list-style-type: none"><li>• All demo permits</li></ul>
Vancouver	<ul style="list-style-type: none"><li>• Pre-1950 single-family homes (deconstruction for pre-1910 and heritage listed homes )</li></ul>
Richmond	<ul style="list-style-type: none"><li>• Single-family homes</li></ul>
New Westminster	<ul style="list-style-type: none"><li>• Single-family homes and duplexes</li></ul>
Surrey	<ul style="list-style-type: none"><li>• All demolition and new construction permits</li></ul>
Victoria	<ul style="list-style-type: none"><li>• Pre-1960 deconstruction requirement (in process)</li></ul>

# Wood Salvage Requirement

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





# Demolition vs Salvage



Residential Demolition



Salvage



# 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 ft<sup>2</sup> 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

