

From: ["van Dyk, Donny"](#)

To: ["Direct to Mayor and Council - DL"](#)

Date: 3/18/2026 9:14:55 AM

Subject: ENG - Council Memo - Response to Motion Reducing Home Demolition Waste in Vancouver RTS 18024

Attachments: ENG - Memo to M&C - Response to Motion Reducing Home Demolition Waste in Vancouver RTS 18024.pdf

Dear Mayor and Council,

Please see the attached memo from Lon LaClaire with staff's response to the May 21, 2025 Council Motion "Reducing Home Demolition Waste in Vancouver". Key points include:

- Metro Vancouver is advancing construction and demolition (C&D) waste reduction education across the region, with City staff participation and collaboration.
- City staff are developing complementary educational resources, including:
 - updated web content, with links included on demolition permit application forms.
 - a short resource for permit applicants on demolition alternatives.
- Other recent City initiatives related to the Embodied Carbon Strategy and decoupling demolition permits from building permits may also contribute towards increasing the reduction of C&D waste.
- Staff will track engagement and demolition permit trends, including salvage and recycling activity, and report back to Council on the response to the above measures.

If you have any questions, please feel free to contact Lon LaClaire at 604-873-7336 or lon.laclaire@vancouver.ca.

Thanks,
Donny

Donny van Dyk (he/him)
City Manager
City of Vancouver



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x̱m̱ ḵ y̱ m̱ (Musqueam), S̱ wxw̱7mesh (Squamish), and s̱ lilw̱ ta̱ (Tsleil-Waututh) Nations.

MEMORANDUM

March 17, 2026

TO: Mayor and Council

CC: Donny van Dyk, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Chris Freek, Director of Civic Engagement & Communications
Katrina Leckovic, City Clerk
Teresa Jong, Administrative Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Corrie Okell, General Manager, Development, Buildings and Licensing
Josh White, General Manager, Planning, Urban Design and Sustainability

FROM: Lon LaClaire
General Manager, Engineering Services

SUBJECT: Response to Motion "Reducing Home Demolition Waste in Vancouver"

RTS #: 18024

Purpose

To provide Mayor and Council with staff's response to the May 21, 2025 [Council Motion](#) "Reducing Home Demolition Waste in Vancouver" directing staff to:

- (A) identify opportunities for educational strategies that reduce home demolition waste, and
- (B) report back on industry response after these measures are implemented.

Context

Construction and demolition (C&D) materials remain a significant portion of Vancouver's waste stream. In 2022, building materials comprised 31% of all disposed waste—approximately 95,000 tonnes—with wood accounting for nearly half of that total. Housing related demolition is expected to increase as densification accelerates.

Vancouver has shown early leadership through its Green Demolition Bylaw, which requires high recycling rates and wood salvage for older and heritage homes. From 2019 up until the end of 2025, an estimated 250,000 tonnes of material have been diverted under the Bylaw, with an average diversion rate of 86% for applicable projects. While the Bylaw has performed well, voluntary deconstruction uptake remains low, signalling the need for additional measures. At the same time, industry groups, such as the Building Relocation & Deconstruction Association of BC, continue to promote and advocate for stronger policy approaches to increase house relocation and building deconstruction.

Regionally, Metro Vancouver is advancing significant C&D waste reduction work through its Regional C&D Waste Reduction Working Group with member municipalities. Work underway

includes updates to the regional [C&D Waste Reduction Toolkit](#), including the addition of new case studies, data alignment efforts, end market research (particularly for reclaimed wood), and planned industry engagement. Many of these efforts incorporate enhanced education, aligning closely with Council's motion. City staff participate in and collaborate on this regional work.

Update on Educational Initiatives

In alignment with Metro Vancouver's work, and as staff capacity allows, the City is developing complementary educational resources. These include:

- Updated web content outlining the issue, benefits of reduction and reuse, bylaw requirements, links to Metro Vancouver's C&D Waste Reduction Toolkit and case studies, and links to information on embodied carbon and industry leadership credits which encourage building relocation or deconstruction and material salvaging.
- Links to the updated C&D web content on demolition permit application form to educate applicants on alternatives.
- A short resource for applicants early in the permit intake process, providing information on demolition alternatives with a weblink for further information.

Staff are also continuing to meet with key stakeholders to gather additional suggestions for education ideas, which will be implemented if feasible, or passed on to Metro staff if that is a better fit.

Update on Other Initiatives

Other recent City initiatives may also contribute towards increasing the reduction of C&D waste, including:

- **Embodied Carbon Strategy:** The City's embodied carbon requirements (addressing GHG emissions from construction materials and practices) include Industry Leadership Credits (ILCs), which provide optional relaxations to [embodied carbon limits](#) when projects pursue practices such as building relocation or material salvage. For low-rise residential (Part 9) projects, embodied carbon requirements and ILCs under the Zero Emissions Buildings incentives in the Zoning & Development By-law encourage applicants to retain and reuse or relocate existing buildings, or, where that is not possible, to maximize material salvage. ILCs are also available for larger (Part 3) buildings through the Vancouver Building By-law, including designing for disassembly in addition to other reuse practices.
- **Demolition Permitting Optimization:** Recent changes to the Zoning and Development By-Law enable staff to issue eligible demolition permits sooner while also ensuring that the Rental Housing Stock Official Development Plan and Tenant Relocation Protection Policy remain a priority. Staff anticipate that reducing wait times for eligible demolition permits may offer opportunities for more builders to voluntarily incorporate deconstruction practices into their demolition projects.

Rationale for Proposed Approach

Staff are proposing to not pursue new strategy development or additional research at this time for several reasons:

- **Regional alignment:** Metro Vancouver is already undertaking, or planning to undertake, substantial work on education, case studies, data tools, end market analysis and industry engagement. Amplifying selected regional initiatives, such as presentations and tool kits, would be more effective than creating duplicate City-specific materials, which could result in mixed messages for industry.
- **Resource constraints:** Research and development of new education-based initiatives would require considerable staff time and budget and cannot be supported within current work programs.
- **Existing City leadership:** Vancouver already has tools in place, including the Green Demolition Bylaw, embodied carbon requirements, and past support for deconstruction

infrastructure such as the Rebuild Hub, which helped salvage materials from 56 Vancouver houses and diverted roughly 480 tonnes of lumber.

As Council continues to prioritize improving permitting timelines and supporting housing delivery, staff note that any expansion beyond education—such as new requirements, additional permitting steps, or incentive programs—should be carefully weighed against potential impacts on cost, processing times, and staff capacity. At this time, supporting and amplifying regional efforts allows the City to contribute to C&D waste reduction without creating additional pressures on applicants or core services.

Next Steps

- Roll out the updated web content and handout across City and permitting channels
- Continue participating in Metro Vancouver's C&D Regional Working Group and identify opportunities to partner on and/or amplify regional initiatives in Vancouver
- Track engagement and demolition permit trends, including salvage and recycling activity reported under the Green Demolition bylaw, as well as responses to a new reporting question added to the permitting process for properties not subject to the Bylaw
- Report back to Council on the response to these measures, as directed in part B of the motion, within a timeframe that allows for reasonable measure of impacts.

If you have any questions, please contact me directly at lon.laclaire@vancouver.ca.

A handwritten signature in blue ink, appearing to read 'Lon LaClaire'.

Lon LaClaire, M.Eng., P.Eng.
General Manager, Engineering Services
604.873.7336 | lon.laclaire@vancouver.ca