

ITEM	08
MANAGER'S REPORT #	19
COUNCIL MEETING	96/07/08

TO: CITY MANAGER

1996 June 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: WASTE AND TREE DISPOSAL  
LETTER ON 1996 JUNE 17 COUNCIL AGENDA

PURPOSE: To respond to suggestions advanced in a letter recently received by Council.

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**RECOMMENDATION:**

1. THAT a copy of this report be forwarded to Patricia Brandlmayr, 4150 Irmin Street, Burnaby, B.C., V5J 1X5.

**R E P O R T**

Appearing on the 1996 June 17 Agenda was an item of correspondence from Patricia Brandlmayr expressing concern about the volume and type of material that requires disposal at a landfill as a consequence of land development and construction. In particular, the writer is concerned that disposal of vegetation and demolition materials from a construction site involves a sizeable volume of waste going to a landfill site, and suggests that the good intentions and the activities of recycling in the community are negated and offset by such waste disposal.

The mode in which much of the development activity in the region takes place today involves redevelopment of previously improved sites. Consequently, when new housing or commercial development occurs, a part of the construction program commonly includes demolition of existing buildings, pavements, etc., and in many instances involves removal of some or all of the pre-existing landscaping.

At the present time, there are a few options for disposal of such wastes.

In some instances, it is possible for a developer to contract with a salvage company for removal and resale/reuse of certain building components that might have economic value, prior to actual demolition and disposal of the remaining fractions of a building or landscape features.

Similarly, in some instances existing building materials or plants can be made available on a gratis/removal basis to others who might be interested in re-using them elsewhere. However, it is recognized that issues such as construction timetable, potential exposure to liability due to the presence of others on a demolition site, vandalism and mischief, etc., as well as economic factors such as lack of a market and delays often discourage entrepreneurs from pursuing such avenues.

Consequently, in most instances developers in the course of redevelopment opt for the familiar demolition and removal operation involving mechanical equipment and disposal bins. Staff wherever possible, in the course of subdivision or rezoning proposals, encourage protection and preservation of existing vegetation and improvements that can be accommodated in site redevelopment. Covenants, heritage designations, Comprehensive Development plans, etc., are utilized where applicable. In other instances such as the one cited by Ms. Brandlmayr, where redevelopment occurs under prevailing subdivision and zoning, the owner can not be compelled to undertake such measures.

With reference to the actual disposal of demolition, excavation and site clearing materials, the Director Engineering points out that the brochure entitled "Management and Disposal of Construction Wastes", produced and provided to the public at no charge by the Building Division of this Department, provides excellent information on this topic for prospective builders or land developers. Further, concerning demolition and land clearing (DLC) waste reduction, the Engineer advises as follows:

"With regard to DLC type waste and the GVRD Solid Waste Management Plan, the new GVRD Municipal Solid Waste and Recyclable Material Regulatory Bylaw has now been passed by the Administration Board. This bylaw sets the framework for increased control by the region of waste in all sectors including the DLC sector previously regulated by the Provincial government.

"At the regional level, the GVRD is developing a 3R's Code of Practice for DLC Operations which initially will be a voluntary program with the objective to reduce the amount of waste disposal from construction sites. The information will be distributed to the construction industry as part of the regional education and communication program.

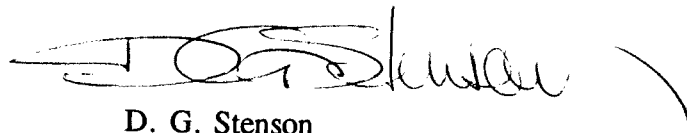
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"The bylaw, in conjunction with a proposed code of practice and a series of material bans, when endorsed by the GVRD and its member municipalities will aim to streamline permitting for DLC recovery infrastructure and increase any 'windows of opportunity' for salvage before demolition."

Burnaby is committed to a comprehensive program of recycling, ranging from curbside collection to requiring newly-constructed multiple-family buildings to provide areas and written commitments to undertake recycling. It is a fact that the volume of material removed from a site undergoing redevelopment can be substantial, and this does place a burden on landfill sites. However, as noted, by certain means re-useable wood waste, metals, glass, etc., from such a waste stream can be recovered, and there are private business operations in Burnaby that exist to facilitate this recovery and hence reduce the contribution to landfills.

Additionally, staff intends to continue to promote and to require where possible the retention of vegetation on sites undergoing redevelopment and will pursue steps to obtain and learn from British examples as suggested.

A copy of the brochure referred to above is attached to Council members' copies of this report, and it is recommended that a copy of the report and brochure be forwarded to Ms. Brandlmayr.



D. G. Stenson  
Director  
Planning and Building

DGS:lf

cc: Director Engineering  
Chief Building Inspector

