



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: July 10, 2007
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RTS No.: 6916
VanRIMS No.: 02-3000-10
Meeting Date: July 24, 2007

TO: Vancouver City Council

FROM: Director of Real Estate Services

SUBJECT: Demolition of vacant City-owned building located at 301 West 1st Avenue (Cambie Works Yard)

RECOMMENDATION

- A. THAT Council approve the demolition of the Precast building at 301 West 1st Avenue (Cambie Works Yard), legally described as Lot 1, Except Part in Explanatory Plan 16373, Now Road Block 1, District Lot 302, Plan 5832, Lots 2 to 11, Block 1, District Lot 302, Plan 5832 and Lot 55 Except Plan BCP5395, District Lot 2064, Group 1, NWD, Plan 556, and
- B. THAT Council approve the allocation of an additional \$220,000 to complete ongoing clearing of the site and the demolition of the Precast Building. Source of funds to be the PEF (Southeast False Creek Development).

GENERAL MANAGER'S COMMENTS

The General Manager of Corporate Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

There is no applicable Council Policy.

PURPOSE

The purpose of this report is to seek Council authority to demolish the last vacant building (the Precast building) at the former Cambie Works Yard, to remove any hazardous materials contained therein and provide additional funds to complete the demolition and clean up of the site.

BACKGROUND

Since at least the 1930's, the City has used the property at 301 West 1st Avenue as an engineering works yard. For the past 20 years, the southwestern corner of the yard has been fenced off for exclusive use by the Vancouver Police Department Dog Squad, additional police parking and storage of equipment.

This Cambie Works Yard site is included in the South East False Creek (SEFC) project and the City has agreed to provide a clear site (no buildings or structures) with the exception of the Saw-Tooth Building.

DISCUSSION

At the Regular Council meeting on September 2, 2004 (RTS No. 4486), Council authorized a \$230,000 expenditure from the PEF for the demolition of all buildings on the Cambie Works Yard site with the exception of the Saw-Tooth Building, which was being retained as a heritage building and the Precast building, which was still in use.

The Precast Building is now vacated and must be demolished to enable use of the site for the SEFC project including soils remediation and soils storage during construction of the Olympic Village. Furthermore, empty, unsecured buildings leave the City at risk for vandalism, fire, unauthorized occupancy, presenting a significant liability.

FINANCIAL IMPLICATIONS

An additional funding allocation of \$220,000 is required to address additional costs associated with ongoing clearing of the site and the recommended demolition of the Precast Building. Factors contributing to the increased costs include the provision of additional security services, reconnection of the gas line to the VPD Dog Squad facility, escalation of contract costs and the removal of hazardous materials found on the site. Source of funding to be the PEF (Southeast False Creek Development).

CONCLUSION

To secure and clear the site for future development, the Director of Real Estate Services recommends that the last vacant building on the Cambie Works Yard be demolished and the remaining hazardous materials on the site be removed.

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