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ADMINISTRATIVE REPORT

Report Date: February 17, 2011
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VanRIMS No.: 08-2000-20
Meeting Date: March 1, 2011

TO: Vancouver City Council
FROM: Director of Real Estate Services
SUBJECT: Deconstruction of City-owned residential building - 1411 East 58th Avenue

RECOMMENDATION

THAT Council approve the deconstruction of the City-owned single family dwelling at 1411 East 58th Avenue, legally described as Lot A of Lot 1, Blocks 21 and 22, District Lot 200, Plan 8412 ("the Lot"), and the establishment of the westerly 3.1 meters of the Lot for road purposes. The cost of deconstruction estimated to be \$60,000 will be funded from 2010 Streets Capital Budget, for Arterial improvements, Knight & 57th Left Turn Bays.

GENERAL MANAGER'S COMMENTS

The General Manager of Business Planning & Services recommends approval of the foregoing.

COUNCIL POLICY

On March 29, 2005 Council approved the Clark-Knight Corridor Plan, which identifies shortcutting and safety on Knight Street between the bridge and 57th Avenue as an issue to be addressed.

On July 22, 2010, Council approved the design for the construction of north and southbound left-turn bays on Knight Street at 57th Avenue and related road safety geometric changes between 54th and 57th Avenue.

On January 20, 2011, Council adopted targets to make Vancouver the greenest city by 2020, including the reduction of waste being sent to landfill by 50%.

PURPOSE

The purpose of this report is to seek Council approval to deconstruct the City-owned building at 1411 East 58th Avenue at Knight Street for future road and boulevard purposes.

BACKGROUND

A significant portion of the waste generated in Vancouver is made-up of demolition debris. Deconstruction is the removal of a building using strategies to reduce waste and to allow for the reuse of the building materials. In typical deconstruction projects, over 80% of the material from the building can be diverted from land fill. The utilization of deconstruction strategies can create green job opportunities and make quality material available to residents who are fixing up their properties, while achieving our waste reduction targets. The City of Vancouver aims to utilize deconstruction strategies when removing this building.

Clark Drive and Knight Street provide a vital transportation corridor through Vancouver. It is the most heavily used truck route in the City and is a key regional connection between Vancouver and Richmond, Delta, Surrey and the United States.

ICBC has repeatedly identified 57th Avenue as one of the highest collision intersections on the Clark-Knight corridor. The prohibition of day-time northbound to westbound left-turns at Knight and 57th Ave (Monday to Saturday) results in short-cutting through residential side-streets and sudden weaving/erratic driving behaviour to avoid left-turning vehicles, a contributing factor to the high incidence of rear-end and sideswipe collision rates.

Left turn bays at this location will improve safety, reduce shortcutting, and improve goods movement to the Port of Vancouver through better travel times and reliability from reduced vehicle weaving and collisions. Left turn bays provide more controlled left turn movements which will reduce conflicts with pedestrians by introducing more orderly turn movements. Pedestrian access to the intersection will be improved as wider buffered sidewalks with boulevards are provided on both sides of Knight in conjunction with the left turn bays.

On September 20, 2005 Council approved the acquisition of 1411 East 58th Avenue for road-widening purposes relating to the construction of left-turn bays on Knight at 57th Avenue.

On July 22, 2010, Council approved the design for the construction of north and southbound left-turn bays on Knight Street at 57th Avenue.

DISCUSSION

The subject property is zoned RS-1 and improved with an older house that straddles the portion of the property required for road. The house is vacant and in deteriorating condition.

The recommendation of this report is that the building on the Lot be deconstructed and that the western 3.1 meters (an area equating to 108.7 square meters) be dedicated for the required road-widening work relating to left-turn bays at Knight and 57th Avenue. Construction of the left turn bays at this location is proposed to start this summer.

The City's practice when deconstructing a building is as follows:

- The City elects a deconstruction contractor through tender process, with the rights to salvageable value reflected in the net contract price.
- An environmental survey of the building is carried out. If any asbestos containing materials or lead paint is found, it is removed and sent to the appropriate landfills.
- Once the hazardous material is removed, the contractor will remove all the drywall from the house and recycle it. At this time all other material in the house such as windows, doors, plumbing, and electrical wiring that can be recycled or has some value will be removed by the contractor and sold.
- Any material that has no value or can't be separated will be sent to the landfill.

As deconstruction practices are new for City of Vancouver projects, staff will closely monitor the amount of material diverted from the landfill along with other impacts on the project that are caused by using this approach.

The balance of the property not required for road purposes will be held by the City and be subject of a report back to Council following completion of the left turn bay project.

FINANCIAL IMPLICATIONS

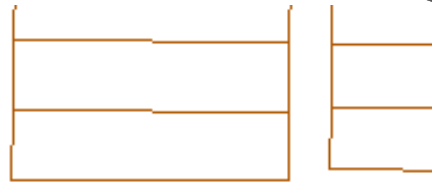
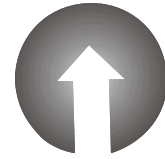
The cost to deconstruct the residential building on the Lot is estimated to be \$60,000. Funding for deconstruction is to be provided from the 2010 Streets Capital Budget, for Arterial improvements, Knight & 57th Left Turn Bays.

The careful taking apart of the building takes more time and requires more labour, thereby creating green job opportunities, but can potentially increase the cost of removing the building. These costs are usually offset through the sale of the materials, resulting in minimal increases in costs to the project.

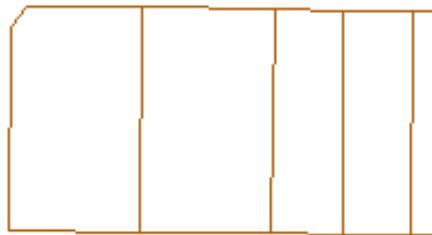
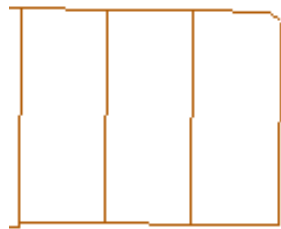
CONCLUSION

With the vacant house straddling the portion of property required for road-widening purposes at Knight and 57th Avenue, the Director of Real Estate Services recommends that the building be deconstructed and that the portion established for road purposes be incorporated into the Knight and 57th Avenue Left-Turn Bay project. Real Estate Services will report back to Council on the options for the remainder of the property, which will be held by the City of Vancouver.

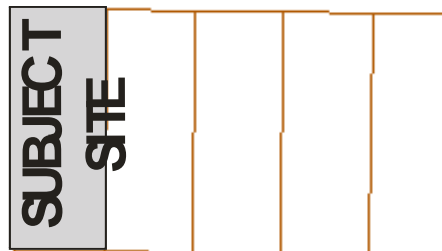
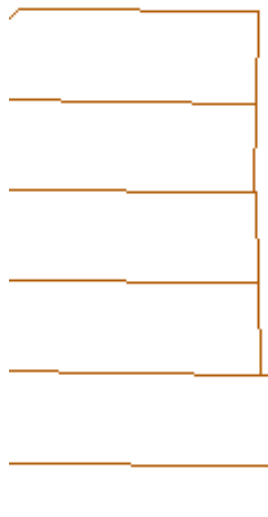
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E 57th Avenue



Knight Street



SUBJECT

SITE

E 58th Avenue

