

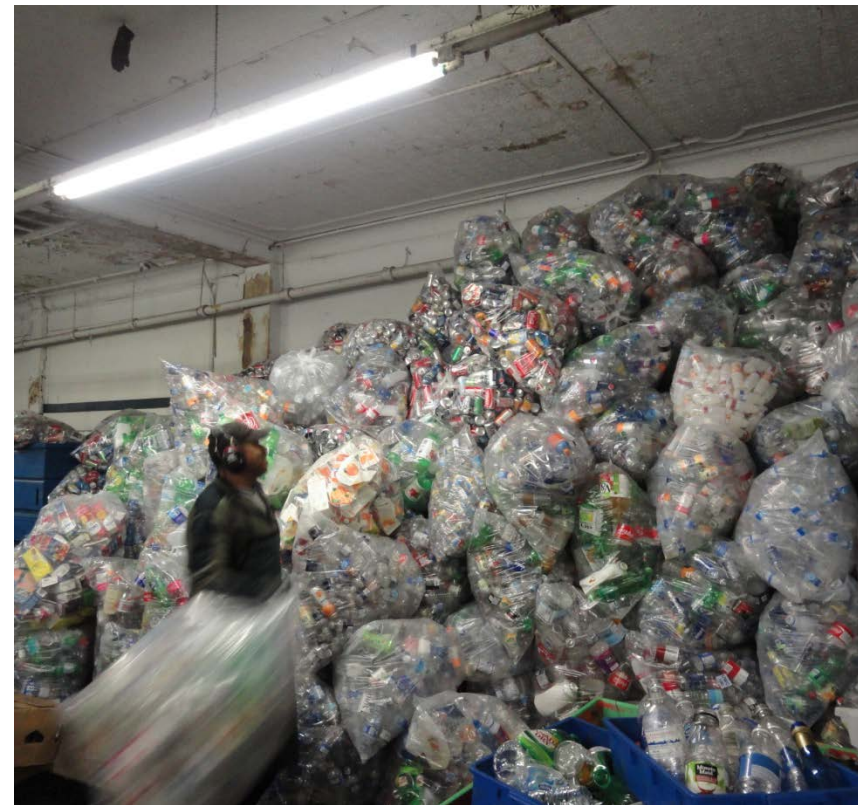
# Lease of City-Owned Property at 455 Industrial Ave to United We Can



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Standing Committee on City Finance and Services  
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## UWC Plays a Critical Role in Vancouver:

- UWC supports 700 ‘recyclers’ and directly employs 120 people - virtually all are individuals with barriers to employment
- Over 60,000 bottles per day diverted from the landfill- largest recycling depot in BC
- The City has been an active supporter of UWC’s work since 2004



# Why is UWC moving?

## Current Location No Longer Viable

- UWC needs more space to expand and hire more people
- Current building has significant deterioration issues, and no real truck loading
- Considerable street disorder on sidewalk due to marketplace environment and on-street queuing
- Building is proposed for redevelopment by Atira for social housing and market rental (must vacate early 2014)
- Staff and UWC have been collaborated for over 6 years attempting to identify alternative locations

# The Opportunity for an Expanded UWC

## A New Recycling Hub

- UWC will co-locate with an established private firm, Recycling Alternative, in a “recycling hub” at 455 Industrial Ave



— Lot Outline  
— UWC - RA site area

# The Opportunity for an Expanded UWC

## New Facility Offers:

- Long term security of tenure for important social enterprise
- Tripling of the current UWC space
- Ability to move queuing inside and reduce street disorder
- Appropriate loading and truck access
- Improved facilities for binners
- Co-location with Recycling Alternative, an experienced for-profit firm which can support UWC in relocation and enhance the business plan



THE  
RECYCLING ALTERNATIVE



## Proposed Terms:

- Lease to UWC of approximately 21,000 s.f. - aim to keep their total rent in the same range as their current rent
- Lease to Recycling Alternatives (RA) of approximately 11,000 s.f. at market rent
- 10 year leases with two 5 year options
- PEF pays \$1.5 - 2.0 M (capital building improvements)
- UWC and RA pay for tenant improvements
- Up to \$200,000 matching grant to UWC for relocation costs from 2013 Capital Budget for Downtown Eastside Revitalization

# Green Recycling Hub Concept Plan

## Green Recycling Hub at 455 Industrial Avenue



■ RECYCLING ALTERNATIVE

■ UNITED WE CAN

# Safety and Street Disorder

- Green Recycling Hub provides internal line-up space therefore no more queuing on the street
- Industrial Avenue is an area with no ‘magnets’ that attract individuals involved in illegal activities
- VPD has concluded that the new location will be a vast improvement for safety, security, and policing



# Impact on Binner's' Routes

- Binner's routes are expansive throughout the inner City
- New location is convenient with minor adjustments to routings
- UWC is working with the bidders to adjust to the new location
- Access would be further improved with upcoming satellite mini-depots (the "Spokes")
- Spokes open within 1 year in Granville Loops (★), and 2 years in the DTES



# UWC Proposed ‘Hub and Spoke’ Model

- 455 Industrial “Hub” is the main depot for collection and payment, sorting and distribution
- “Spokes” serve as satellite mini-depot collection points in trailers or other small facilities
- Cashless payment to be used, such as automated vouchers at the Spokes which can be cashed at the Hub and possibly some area banks
- Careful planning and consultation to minimize neighbourhood impact
- Temporary location of first Spoke in east loop, longer term location under the bridge north of Pacific



# Impacts on UWC's Business Operations

- Staff reviewed UWC business plan and operating agreement
- Larger space allows for new business/services such as mattress recycling
- Loading bays and docks provide proper truck facilities to improve operations
- Future Spokes provide increases in recycling materials collected
- Long term lease allows for capitalizing costs over time



# Next Steps

- Council approval required for Offer to Lease (May 2013)
- Development application (by June 2013)
- City building improvements (Summer 2013)
- Building permits (Fall 2013)
- Interior tenant improvements (Fall 2013)
- Move from 39 East Hastings (December 2013)
- Potential Granville Loops Spoke opening (Spring 2014)
- Potential DTES Spoke opening within 2 years

# Recommendations

THAT Council authorize the Director of Real Estate to negotiate and execute a lease as described in Recommendation A;

THAT Council approve a grant to UWC of up to \$200,000 in matching funds to offset relocation costs for UWC as described in Recommendation B; and

THAT Council direct staff to work with UWC to secure smaller, satellite mini-depots as described in Recommendation C