



ADMINISTRATIVE REPORT

Report Date: April 11, 2016
Contact: Jerry Evans
Contact No.: 604.873.7430
RTS No.: 11438
VanRIMS No.: 08-2000-21
Meeting Date: June 28, 2016

TO: Vancouver City Council
FROM: General Manager of Real Estate & Facilities Management
SUBJECT: Deconstruction of 900 Pacific Street for Burrard Street Improvements

RECOMMENDATION

- A. THAT Council approve removal of the improvements on a City-owned property at 900 Pacific Street, legally described as Parcel Identifiers: 002-559-501 and 002-559-510, Lots 33 & 34 Block 120 District Lot 541 Plan 210 (together, the "Subject Property"), as shown in Appendix A. The cost of the deconstruction, including the removal of hazardous materials, is estimated to be \$245,000, and will be funded from Engineering Fund CEB-29; and
- B. THAT Council approve the registration of a Statutory Right of Way in favour of the City for road purposes and interim support of the adjacent boulevard.

REPORT SUMMARY

The purpose of this report is to request Council approval to deconstruct the improvements at 900 Pacific Street and to register a Statutory Right of Way on the Subject Property in favour of the City for road purposes.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

On October 26, 1982, Vancouver City Council approved the purchase of 900 Pacific Street. The Subject Property was purchased by the Property Endowment Fund (PEF). The purpose of the purchase was as an investment property with the intent of providing for future Burrard Bridge upgrading, including pedestrian and bicycle improvements and the widening of Pacific Street.

On July 22, 2015, Vancouver City Council approved the funding for the Burrard Bridge Upgrades and North Intersection Improvements Project. This project includes funds for the widening of Pacific Street using the Subject Property.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Real Estate and Facilities Management recommends approval of the foregoing.

REPORT

Background/Context

The Subject Property is 50 feet X 120 feet in area and is zoned False Creek Comprehensive Development District (FCCDD). It is improved with a 92 year old vacant commercial building once occupied by the Kettle of Fish Restaurant. The new design for Pacific Street includes widening southward for the new AAA bicycle path and other safety improvements (see Appendix B).

Strategic Analysis

The building has reached the end of its economic life and is in poor condition. The deconstruction of the building will allow for the transportation objectives at this location, including the registration of a Statutory Right of Way in favour of the City for road purposes and interim support for the adjacent boulevard.

Implications/Related Issues/Risk (if applicable)

Financial

Hazardous building materials abatement of the Subject Property (based on limited data, age and type of building) is estimated to cost \$45,000; building deconstruction is estimated at \$200,000. The source of funds for the abatement and deconstruction will be from Engineering Fund CEB-29.

Environmental

Based on the age of the building, it is likely to contain hazardous building materials such as asbestos and lead paint. The City's Hazardous Materials Team has collected minimal data and will complete a pre-demolition hazardous materials survey once the building has been vacated. Any hazardous materials will be abated prior to building deconstruction. Based on the limited data, and experience with buildings of similar type and age, the City's Hazardous Materials Team estimates the cost of abatement to be \$45,000.

An environmental assessment was not completed as part of project design; however, if soil contamination is encountered during site improvement, it can be managed concurrently with site activities.

Legal

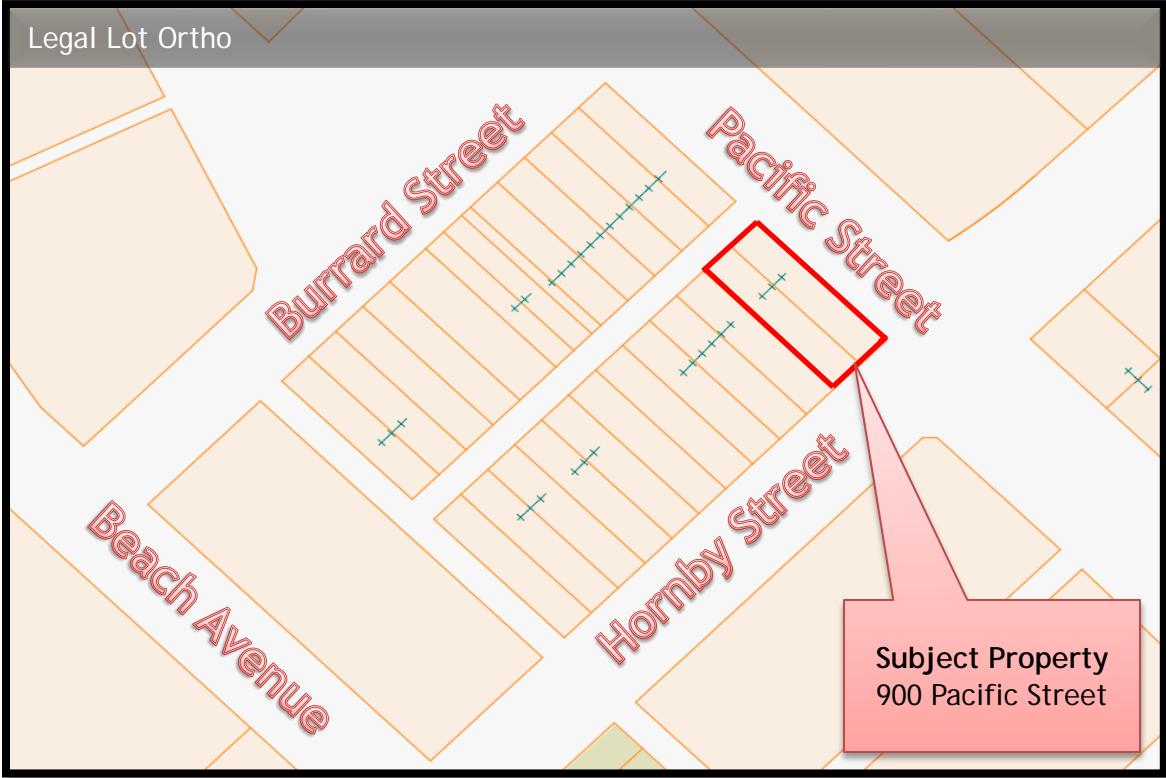
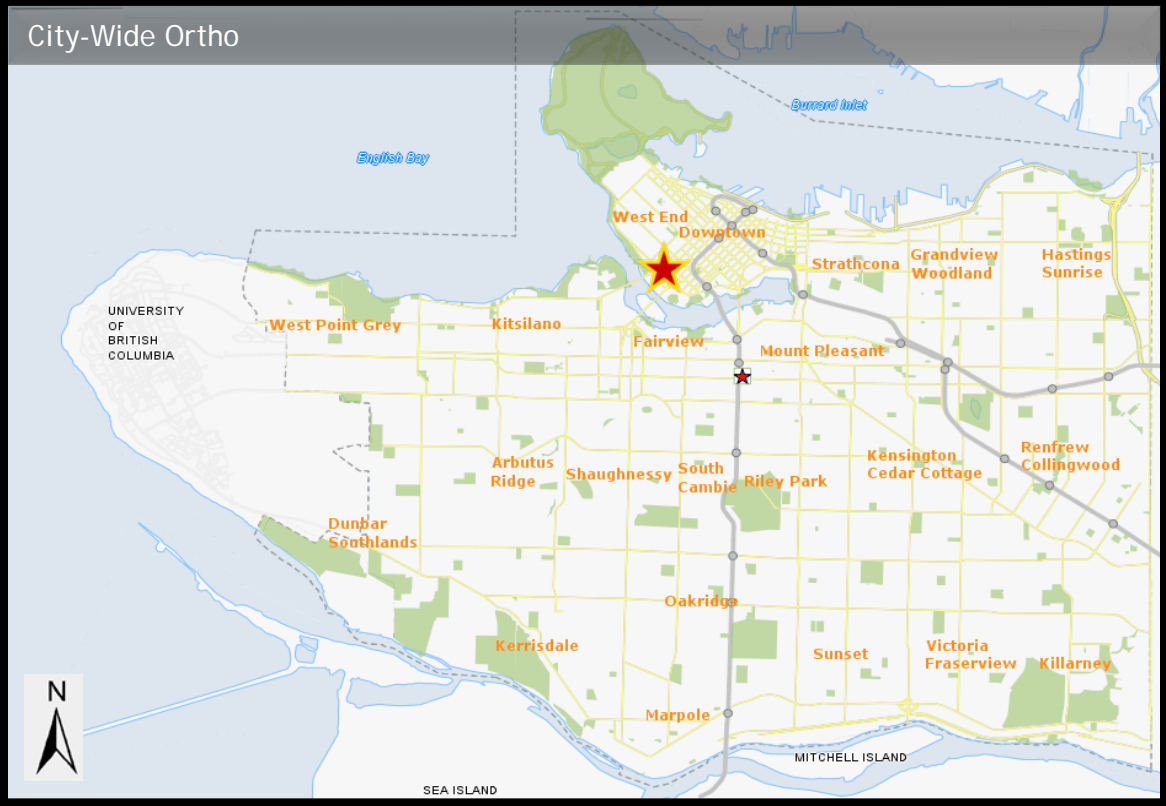
The Statutory Right of Way agreement is to be completed to the satisfaction of the City's Director of Legal Services, the Director of Real Estate Services, and the General Manager of Engineering Services.

CONCLUSION

In order to proceed with the Burrard Bridge Upgrades and North Intersection Improvements Project, the Director of Real Estate Services recommends that the Subject Property improvements be removed and a Statutory Right of Way for road purposes be registered against title to the Subject Property on an interim basis until such time as development occurs. Once development occurs, the Right of Way will be removed from title and the area will be dedicated for road purposes.

* * * * *

Subject Property





Burrard Street North Intersection Detail

