

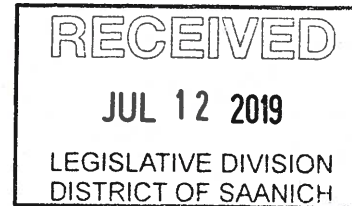


The Corporation of the District of Saanich

PH 13 Aug 2019

# Supplemental Report

**To:** Mayor and Council  
**From:** Sharon Hvozdzanski, Director of Planning  
**Date:** July 11, 2019  
**Subject:** Subdivision and Rezoning Application  
**File:** SUB00801; REZ00597 • 3970 Wilkinson Road



## BACKGROUND

The applicant proposes to rezone the subject property from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone to accommodate a subdivision to create four additional lots (five lots in total) for single family dwelling use.

At the June 10, 2019 Committee of the Whole meeting, Council considered the above-noted application and resolved to forward it to a Public Hearing. At that meeting, Council requested clarification on options for deconstruction of the existing dwelling on the property be provided at the Public Hearing

The purpose of this Supplemental Report is to provide further information on deconstruction.

## Deconstruction

The following description, taken from Metro Vancouver (formerly GVRD)'s website, provides a good overview of the difference between demolition and deconstruction:

“Deconstruction is a more labour-intensive process than demolition. After the removal of hazardous materials and the salvage of certain materials, the typical demolition process uses heavy machinery to knock down a building, completely destroying it during the process. What remains is collected and hauled to landfill.

With deconstruction, on the other hand, buildings are systematically taken apart allowing building materials to be kept intact and separated, making it easier to reuse and recycle materials.

Deconstructing buildings reduces waste when a structure comes down. Experience in Metro Vancouver and other regions is that at least 80 per cent of materials can be kept out of the landfill. As demand for deconstruction grows, local companies are becoming more efficient, for example, machines assist dismantling by hand.

A quick turnaround time and revenue generated from selling salvaged materials, makes the cost of deconstructing a building comparable to the cost of demolishing it.

Deconstruction will become a more cost-effective option as disposal tipping fees increase.”

## **Options for Deconstruction**

### Limited Deconstruction

At the limited end of the scale, a homeowner may elect to save only the easiest salvageable portions of the home, such as fixtures, doors and door hardware, windows, cabinets etc. All of these items are accepted at the two ReStore outlets operated by Habitat for Humanity.

### More Intensive Deconstruction

More intensive deconstruction could include the breakdown of additional building components, such as drywall, plywood and dimensional lumber.

### House Moving

One other method for removal of an existing dwelling from a property is outright relocation to another site. Nickel Bros, a firm with offices in both BC and Washington State have been moving houses since 1956, and state that they save hundreds of quality homes from the landfill each year. In addition, they have performed hundreds of historic building moves, thousands of character and modern building moves and thousands of house lifting projects. They note that any house can be moved, but not all houses are feasible to move. Common problems when moving a house are road width and height (e.g. compared to utility wires in the path). The higher the building the greater the potential for wire expense. Also, building codes no longer allow masonry fireplaces/chimneys to be moved with buildings.

## **RECOMMENDATION**

1. That the application to rezone from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone be approved subject to the items listed under No. 2 being secured.
2. That Council withhold Final Reading of the Zoning Amendment Bylaw pending registration of a covenant to secure:
  - Lot coverage to be limited to 25% instead of the 40% permitted for the RS-10 Zone;
  - The homes to include the installation of the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems;
  - All driveways, patios and walkways to have a permeable surface;
  - Protection for trees and other native vegetation along the south and west edge of the site;
  - Invasive species removal throughout the site; and
  - Provision of conceptual house plans and a building scheme for the new dwellings to be constructed on proposed Lots 1 and 2, and proposed Strata Lots 1, 2, and 3.

(Note: The applicant was advised to consider providing house plans or a building scheme to secure the house design for all five proposed homes, however, they are unwilling to do so).

Prepared by:         CWB          
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Approved by:         [Signature]          
Sharon Hvozdzanski  
Director of Planning

CWB/jsp

**ADMINISTRATOR’S COMMENTS:**

I endorse the recommendation of the Director of Planning.

        [Signature]          
Paul Thorkeisson, Administrator