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To: "Direct to Mayor and Council - DL" <CCDTMACDL@vancouver.ca>

Date: 8/25/2016 10:16:52 AM

Subject: East Wing Deconstruction - update

Attachments: [Memo-East Wing Deconstruction and Reno-Update- Aug 24 2016.pdf](#)

Greetings Mayor and Councillors,

Please find attached a memo setting out a brief update on the above-referenced project.

In summary:

- Deconstruction work on the East Wing will commence shortly and is expected to be continue through mid-2017. The building will be deconstructed sequentially by floor down to the podium level, which will be retained.
- Access to the stairs from W 10th Avenue and walkway adjacent to the East Wing has been fenced off.
- As of October 1, there will be minor impacts to pedestrian, bike and vehicle traffic on Yukon Street.
- Nearby residents have been advised of the construction.

Please let me or Bill Aujla know if you have any questions.

Best,
Paul

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MEMORANDUM

August 24, 2016

TO: Mayor and Council

CC: Corporate Management Team

FROM: Andrew Norrie,
Project Manager, REFM

SUBJECT: East Wing Deconstruction and Renovation Update

This memo contains a project update on the East Wing Deconstruction and Renovation project.

Background

The East Wing of City Hall (2675 Yukon Street) was built in 1969. A 2012 seismic report concluded that the building was seismically unsound and by 2014, City staff based out of this building were relocated. Originally built as a temporary structure, the East Wing is past its service life.

On June 29, 2016, Council approved the Contract Award of the East Wing Deconstruction and Renovation to Heatherbrae Builders Co. Ltd.

Beginning this summer, deconstruction and renovation completion is anticipated for mid-2017, with the majority of deconstruction completed by winter.

Schedule

The deconstruction will involve stripping the interior and structural demolition sequentially, floor-by-floor; this method will help control dust, noise and debris impacts. The majority of deconstruction is expected to be complete by winter.

After the upper levels of the East Wing are removed and diverted from the landfill where possible, the preserved podium and landscaping will be retained. There is no defined future use for the space yet. In the interim, the preserved podium will tentatively remain as a plaza with the opportunity to explore an urban agricultural use for this space. The remaining portion of the site will be further evaluated in the context of the Master Plan for the redevelopment of the City Hall campus and grounds. In addition to the podium retention, a

new energy-efficient air source cooling system will be installed in the subground level of City Hall. These renovations are estimated to be complete by mid-2017.

Anticipated impacts

Temporary fencing has been placed around the perimeter of the site as a security measure.

- The exterior north stairs off West 10th Avenue and the pedestrian pathway parallel to the East Wing have been closed off as construction begins.
- The City Hall east subground entry door and interior hallway parallel to the former bicycle storage room have been contained as a construction area.

Beginning October 1, 2016, the Contractor anticipates minor traffic pattern changes on the west side of Yukon Street, between West 10th Avenue and West 12th Avenue. Street parking, bike lane and sidewalk impacts are also anticipated in this area to ensure a safe distance from construction work. The Contractor will provide appropriate signage and crews to mitigate these expected impacts.

Public Engagement

In early-August, a notification letter was distributed, informing nearby residents of the deconstruction and renovation along with anticipated impacts. Further notification letters will be sent as required through project duration.

As part of the larger Office Accommodation Plan, plans are under development to engage the public beginning late-2016 regarding the opportunity to envision a future City Hall. These plans will go to the Steering Committee in a month for review and support.

If you have any questions about this project, please contact [Andrew Norrie](#), Project Manager, at 604-873-7937.