NICKEL BROS

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“Relocation of a building as an alternative to demolition can have positive environmental impacts due to its reduction of both demolition waste and the use of new resources.”

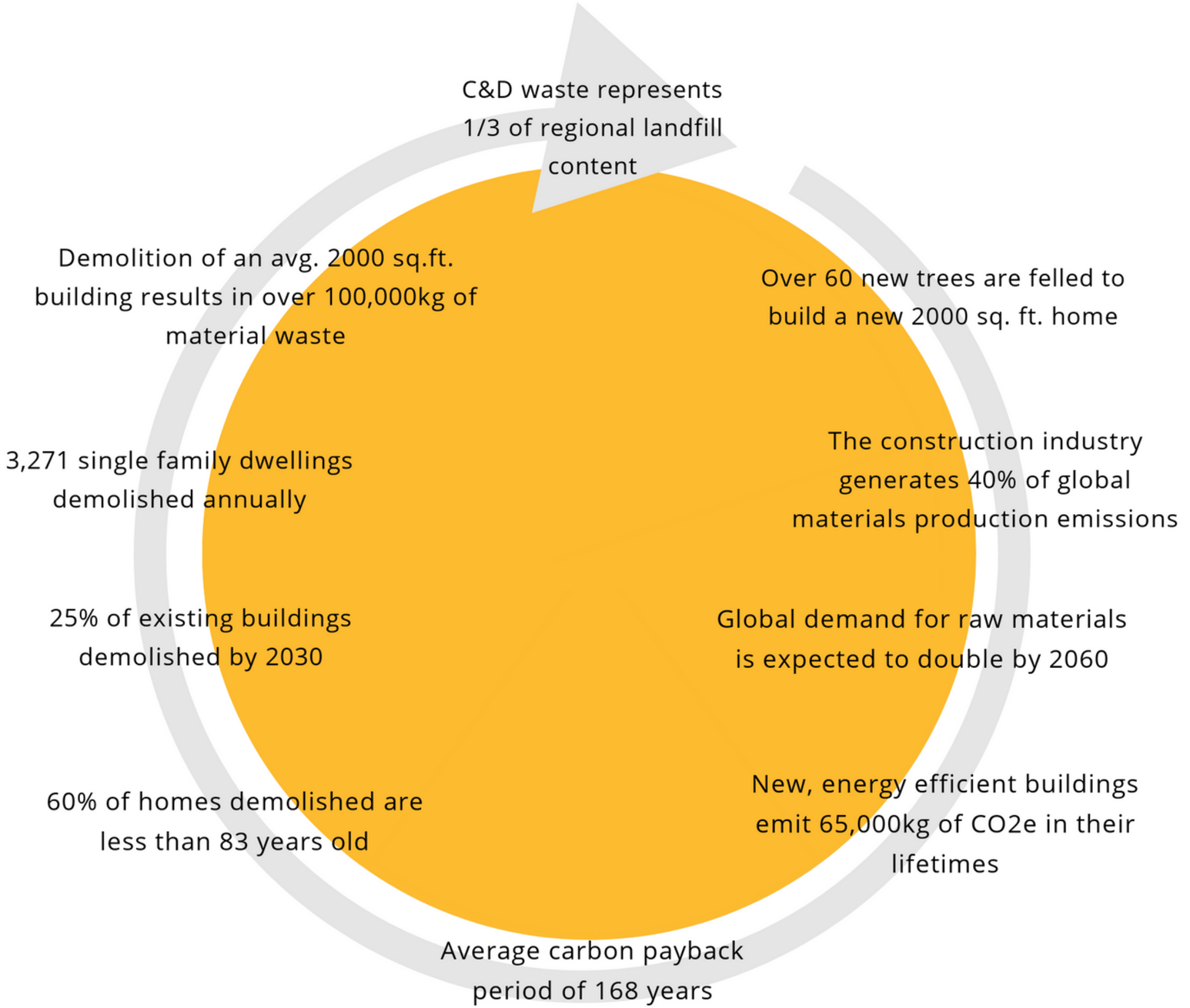
Ministry of Housing Technical Bulletin, 2024

As the demand for densification increases, more and more newly-built homes are being slated for demolition alongside older construction

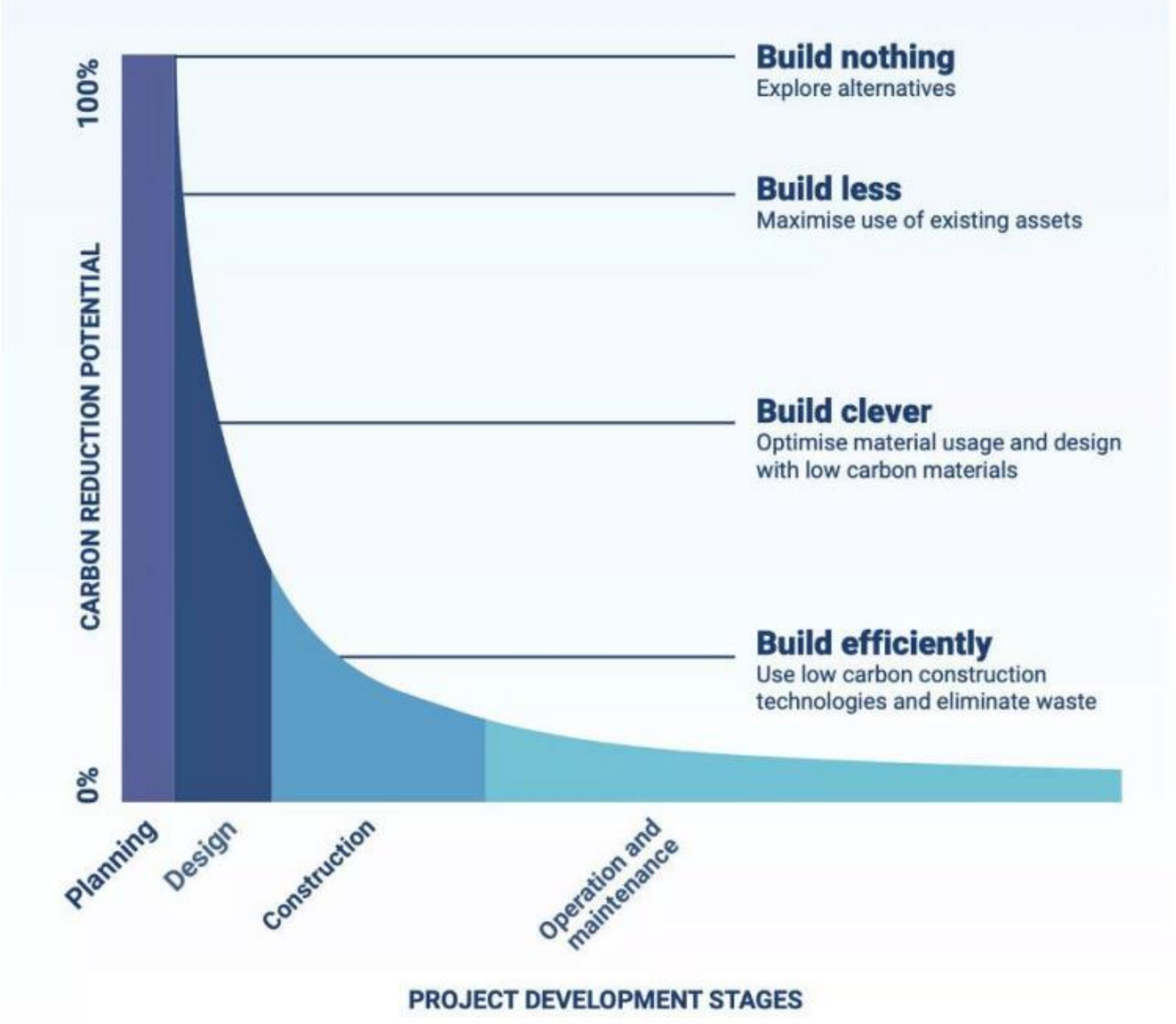
In addition to these newer homes frequently becoming candidates for relocation, many older homes have also been shown to exceed current construction standards. For instance, lath and plaster construction demonstrated up to 440% more shearing capacity than homes built to current code standards. Other common construction practices that have since been deemed “out-dated,” yet show superior resilience in high wind and seismic risk areas include:

a. Wall sheathing with longer laps over the floor perimeter,
b. Bridging between studs and floor joists,
c. 16 inch on centre framing,
d. Dimensional lumber,
e. Diagonal board sheathing.

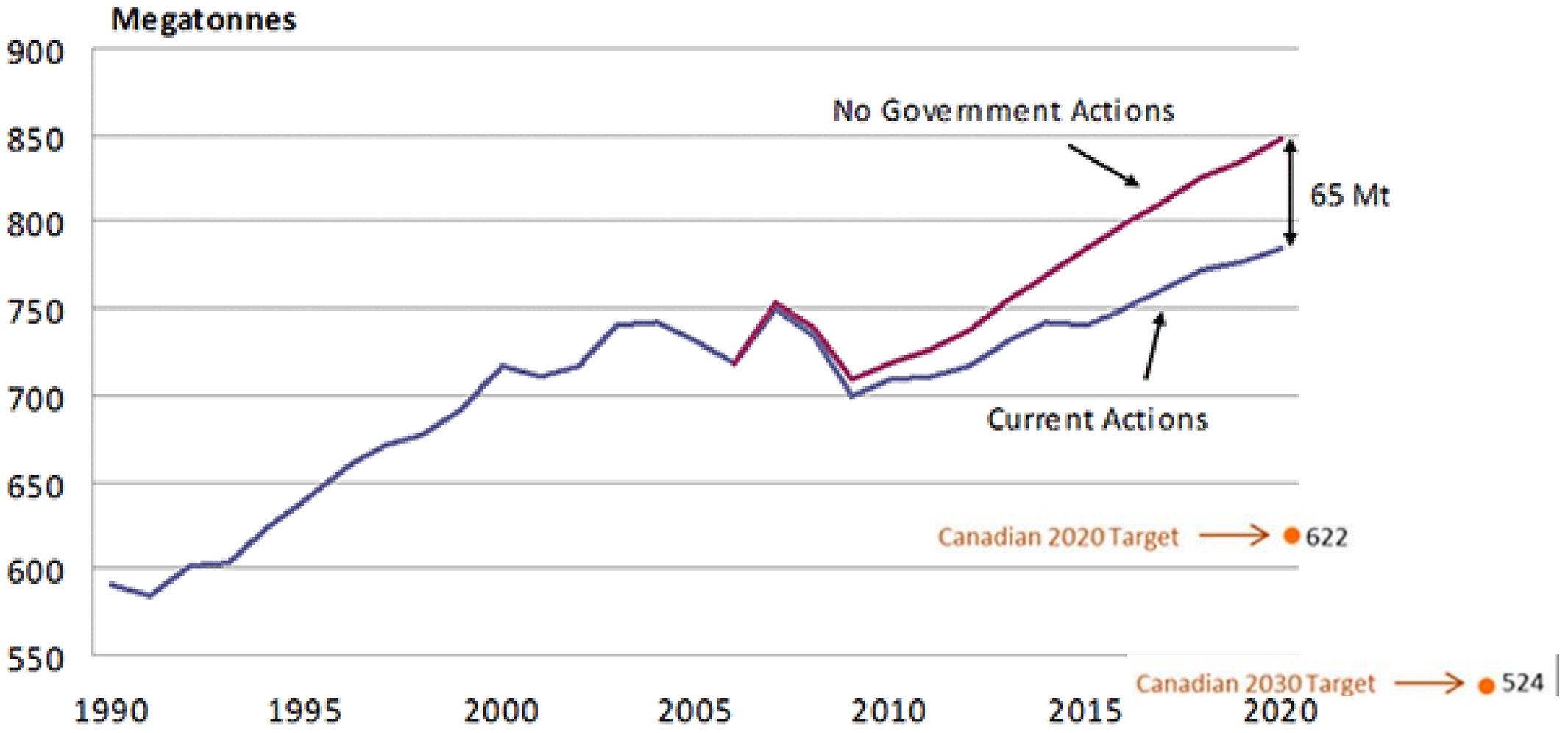
As per a study released with Phase 2 Federal Code Change documents, 2023



*based on Metro Vancouver statistics


100%
CARBON REDUCTION POTENTIAL
0%
Build nothing
Explore alternatives
Build less
Maximise use of existing assets
Build clever
Optimise material usage and design with low carbon materials
Build efficiently
Use low carbon construction technologies and eliminate waste
Planning
Design
Construction
Operation and maintenance
PROJECT DEVELOPMENT STAGES

Embodied carbon and operational carbon across the key life stages of a building. CLF



Canada agreed at COP21 to reduce carbon dioxide emissions

to 524 megatonnes per year by 2030.

At current rates, Canada will emit 875 megatonnes annually by 2030.

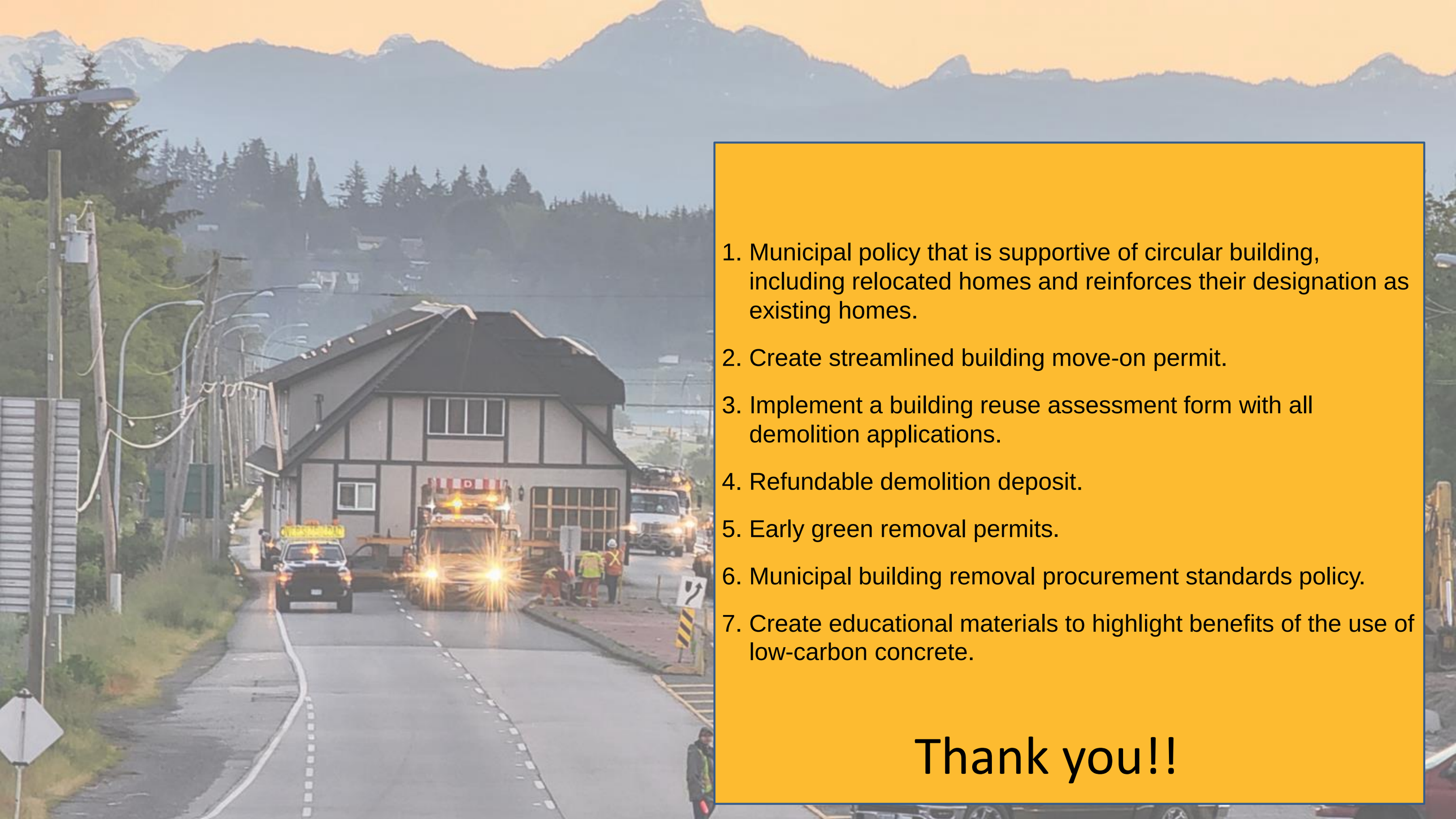
109 trees
99,000 kgs of landfill waste
144,720 kgs embodied carbon
157 years left to complete carbon cycle
$100 / sq.ft. to relocate

80 trees
73,000 kgs of landfill waste
104,000 kgs embodied carbon
136 years left to complete carbon cycle
$188 / sq.ft. to relocate

81 trees
74,000 kgs of landfill waste
108,000 kgs embodied carbon
148 years left to complete carbon cycle
$98 / sq.ft. to relocate

105 trees
95,000 kgs of landfill waste
140,000 kgs embodied carbon
155 years left to complete carbon cycle
$87 / sq.ft. to relocate

Chief Lenora Joe welcomes 10 homes that were relocated to Sechelt Nation in partnership with Nickel Bros, Wesgroup and Renewal Development.



1. Municipal policy that is supportive of circular building, including relocated homes and reinforces their designation as existing homes.
2. Create streamlined building move-on permit.
3. Implement a building reuse assessment form with all demolition applications.
4. Refundable demolition deposit.
5. Early green removal permits.
6. Municipal building removal procurement standards policy.
7. Create educational materials to highlight benefits of the use of low-carbon concrete.

Thank you!!