

HOME MOVING CASE STUDY

Case Study — Kerrisdale

Nickel Bros House Moving moves approximately 150 homes within the Pacific Northwest (Canada and U.S.) per year.

Building type: Single-Family House

Square footage: 2,400

Location: City of Vancouver

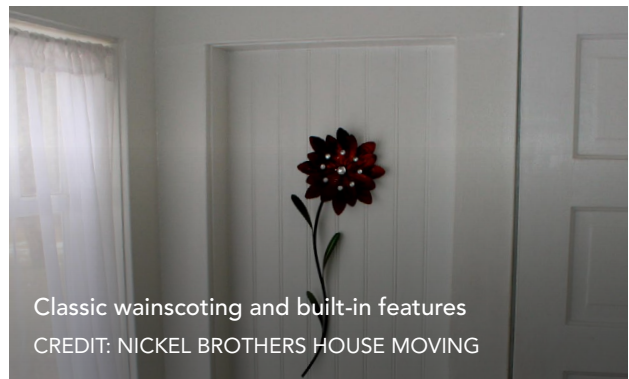
This tudor-style home was built alongside its twin in 1931. Named the “Twin Dorothies,” the homes were named after the wives’ of the original developers. It was scheduled for demolition in 2013 to make room for two new 4,500 sq. ft. homes. Neighboring residents raised concerns with this choice and led to the developer to choose to relocate the buildings rather than demolishing them. The homes were moved to a new site, and the developer used the Heritage Revitalization Program to create a new project that used the Dorothies to build a new townhouse unit and garden suite below.

Total Waste Diversion

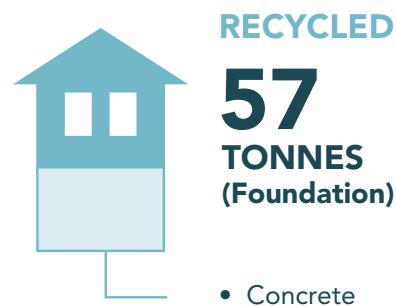
A total of 111 tonnes of building materials were saved from disposal.



Character Home - City of Vancouver
CREDIT: NICKEL BROTHERS HOUSE MOVING



Classic wainscoting and built-in features
CREDIT: NICKEL BROTHERS HOUSE MOVING



Cost Comparison

	HOUSE MOVING	DEMOLITION
House removal	\$5,000	\$18,050
Abatement	\$2,642	\$15,000
City of Vancouver waste compliance fee ⁹	\$350	\$350
Hauling fees	\$0	\$300
Total cost	\$7,992	\$33,700

New Construction Cost Savings

Cost	\$155,000 ¹⁰	\$220,000-\$550,000 ¹¹
Total savings	\$65,000 - \$395,000	



⁹ City of Vancouver, Demolition Permit with Recycling Requirements

¹⁰ Cost to relocate this home onto property, build foundation / basement (unfinished, increasing home size to 2000 sq. ft.), set up utilities, etc. (not including purchase of lot)

¹¹ Cost to build new: \$200 - \$500 per sq. ft. x 1100 sq. ft. (not including purchase of lot)