

COMMITTEE OF THE WHOLE – NOVEMBER 5, 2007

BLUWOOD – A NEW TREATMENT PRODUCT FOR WOOD

(Referred from the Council meeting of September 10, 2007)

Council, at its meeting of September 10, 2007, adopted the following:

That this matter be referred to the Committee of the Whole meeting of November 5, 2007.

Recommendation of the Committee of the Whole meeting of September 4, 2007:

The Committee of the Whole recommends that this matter be referred to the Council meeting of September 10, 2007.

Report of the Commissioners of Planning, Community Services, and Engineering & Public Works dated September 4, 2007

Recommendation

The Commissioners of Planning, Community Services, and Engineering & Public Works, recommend:

THAT the following be received for information only.

Economic Impact

None.

Communications Plan

Not applicable.

Purpose

To review the opportunity to use Bluwood in City of Vaughan applications.

Background - Analysis and Options

At its January 29, 2007 meeting, Council adopted the following:

The Committee of the Whole recommends:

- 1) That the Commissioners of Community Services, Engineering & Public Works, Planning and Economic/Technology Development & Communications review and report back on the feasibility of implementing this product in the City of Vaughan; and
- 2) That this matter also be referred to the Environmental Task Force.

As per Council adoption the various Commissioners have looked into the opportunity to utilize the Bluwood product in day to day operations. As the Bluwood application has a limited warranty of six months for product that is left open to the elements, its use for fences, decks, benches, gazebos or other outdoor applications, is not practical. In addition as most of the City buildings are for public use they are primarily constructed as non-combustible buildings where wood based applications are minimal at best.

Projects that would be within the jurisdiction of engineering and public works are not only mainly contracted out but would have little if any applications where Bluwood would provide benefits. The main focus of projects deal with water, sewers and road infrastructure where this application would not be used in any manner. Where buildings may be constructed as part of these applications such as pump houses or service buildings the application of non-combustible building products is deemed to be more beneficial from both a life safety aspect and that of long term maintenance. As noted earlier, the Bluwood product is not suitable for use where it is exposed to the elements for longer than six months.

As previously noted, the vast majority of buildings falling under the jurisdiction of Community Services are City buildings designed for public and assembly uses where under the Building Code are required to be constructed of non-combustible materials. This requirement generally prohibits or severely limits the use of all wood based products. We will continue to look at opportunities where we could utilize this product.

Neither the Planning Department nor the Economic Development and Communications Department can foresee where applications involving the Bluwood product might come into place as neither department has involvement in construction projects where the viability of the Bluwood product would be considered.

Notwithstanding the above the Bluwood product is seeing limited use even in the housing construction sector where it was thought to provide the greatest benefit.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

None.

Conclusion

The Bluwood product has a limited warranty and is not suitable for outdoor use. While it may be appropriate for large indoor projects, it is not really efficient or effective as a product where small repairs or renovations are required.

Where use opportunities indicate that the Bluwood product may be of a long-term benefit staff may consider the cost benefit as part of a design application.

Attachments

None.

Report prepared by:

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