



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

A4

Report Date: January 24, 2008
Authors: P. Huber/
Z. Jankovic
Phone No.: 6013/6448
RTS No.: 07136
VanRIMS No.: 11-2800-11
Meeting Date: February 12, 2008

TO: Vancouver City Council

FROM: The Director of Planning in Consultation with the Director of Legal Services

SUBJECT: Proposed Amendments to the Heritage Revitalization Agreement for the Paris Block-53 West Hastings Street

RECOMMENDATION

- A. THAT Council authorize the City to amend the Heritage Revitalization Agreement (HRA) and any related legal agreements previously approved and entered into for the Paris Block building at 53 West Hastings Street, to reflect the integration of that designated heritage building with the proposed addition on the adjacent site at 47 West Hastings Street.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to authorize such amendment to the HRA.
- C. THAT Council authorize the Director of Legal Services to execute and deliver on behalf of the City all legal documents required to implement Recommendations A and B.
- D. THAT, no legal rights or obligations will be created by Council's adoption of Recommendations A and B, above until such legal documents are executed and delivered by the Director of Legal Services.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of A, B, C and D.

COUNCIL POLICY

Heritage Building Rehabilitation Program Policies and Procedures for Gastown, Chinatown and Hastings Street Corridor

SUMMARY AND PURPOSE

This report seeks Council's approval to amend the Heritage Revitalization Agreement (HRA), a notation of which appears on title to the property located at 53 West Hastings Street, and any related legal agreements previously approved and entered into for the Paris Block building at 53 West Hastings Street, to reflect the integration of that designated heritage building with the proposed addition on the adjacent site at 47 West Hastings Street.

BACKGROUND

The Heritage Revitalization Agreement including an incentive package and formal designation of the Paris Block located at 53 West Hastings Street was the subject of a Public Hearing held on September 26, 2006. The proposal was approved by Council, and DE4110397 was issued on March 15, 2007. The renovation of the Paris Block is now underway.

DISCUSSION

Development Proposal: Salient Developments (the owner of the Paris Block) has now acquired the property immediately to the east and has made application (DE411639) to construct a new mixed-use building on that property which will function as an annex to the Paris Block. Salient is proposing an interdependent and mutually beneficial relationship between the two distinct buildings that includes:

- Sharing circulation, electrical and mechanical, garbage and storage facilities
- Shared use of the circulation core
- Provision of common roof deck space on the Paris Block
- Through shared structural/seismic system for the two buildings, the original Paris Block is further upgraded to meet the current structural code

The project will be implemented as a phased strata and consolidation of the two parcels will be required.

There will be no change to the incentives previously approved, nor to the use or density of the site at 53 West Hastings as a result of the proposed development at 47 West Hastings, so no public hearing is needed in connection with the amendments now being put forward for approval.

Comments from Advisory Bodies: The application to construct an annex to the Paris Block and resulting alterations to the Paris Block was presented to the Vancouver Heritage Commission on January 14, 2008 and received full support.

FINANCIAL IMPLICATIONS

The proposed annex will improve the efficiencies of the Paris Block as the buildings will share key elements such as circulation and electrical/mechanical systems. However, these efficiencies will not result in windfall profit and any cost savings resulting from building efficiencies is likely to be off-set by increased costs relating to additional building code upgrades required to integrate the two buildings. Accordingly, there are no financial implications to the City, nor any proposed revisions to the incentives package originally approved as part of the HRA.

LEGAL IMPLICATIONS

Legal Services has advised that the HRA and related by-law should be revised to reflect the proposed new form of development and the resulting relationship between the two buildings and lots.

CONCLUSION

The proposed amendments are necessary and will benefit the City, the developer and future strata owners.

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