



**CITY OF VANCOUVER
POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: May 27, 2008
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VanRIMS No.: 11-3600-20
Meeting Date: June 10, 2008

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: Amendments to CD-1 By-law, Heritage By-law and Heritage Revitalization Agreement for the Woodward's Site

RECOMMENDATION

- A. THAT the Director of Planning be instructed to make application to rezone a narrow strip of land on the westerly boundary of the Woodward's site ("Lot X") from CD-1 to HA-2 to facilitate its consolidation with the Neighbouring Site at 151-155 West Hastings Street and that this application be referred to a Public Hearing, together with the following:
- (i) draft amendments to CD-1 By-law No. 9275 for the Woodward's Site generally in accordance with Appendix A;
 - (ii) a draft plan amendment to Schedule D, Zoning District Map, of the Zoning and Development By-law No. 3575;
 - (iii) draft amendments to the Downtown Official Development Plan By-law No. 4912 to remove Lot X from all maps and figures; and
 - (iv) the recommendation of the Director of Planning to approve the application;

FURTHER THAT Council instruct the Director of Legal Services to prepare the necessary CD-1 By-law amendment, generally in accordance with Appendix A, along with amendments to the Zoning and Development By-law and to the Downtown Official Development Plan By-law, for consideration at the Public Hearing.

- B. THAT Council refer to Public Hearing amendments to Heritage By-law No. 4837 to change the address and legal description of the Woodward's Site, to partially discharge the heritage designation from Lot X, to more precisely describe the

designated heritage features on the Woodward's Site, to change the address and legal description of the Neighbouring Site, and to designate Lot X as part of the Neighbouring Site, all generally in accordance with Appendices B and C;

FURTHER THAT Council instruct the Director of Legal Services to prepare the necessary Heritage By-law amendments, generally in accordance with Appendices B and C, for consideration at the Public Hearing.

- C. THAT Council refer to Public Hearing an amendment to Heritage Revitalization Agreement By-law No. 9269 to change the legal description of the Woodward's Site, generally in accordance with Appendix D; and

FURTHER THAT Council instruct the Director of Legal Services to prepare the necessary Heritage Revitalization Agreement By-law amendments, generally in accordance with Appendix D, for consideration at the Public Hearing.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

- CD-1 By-law No. 9275 (450) for 101 and 149 West Hastings Street and 150 West Cordova Street, enacted May 16, 2006, amended up to and including By-law No. 9342, dated July 8, 2006.
- Heritage By-law No. 4837.
- Heritage Revitalization Agreement By-law No. 9269.

PURPOSE AND SUMMARY

This report recommends amendments to several by-laws to legalize the encroachment onto Lot X, previously part of the Woodward's Site, of an existing building situated on the Neighbouring Site at 151-155 West Hastings by consolidating Lot X with this Neighbouring Site.

Among these amendments, Lot X will be rezoned from CD-1 to HA-2 and the CD-1 By-law No. 9275 for the Woodward's Site will be amended to reflect a reduced site area from the removal of Lot X.

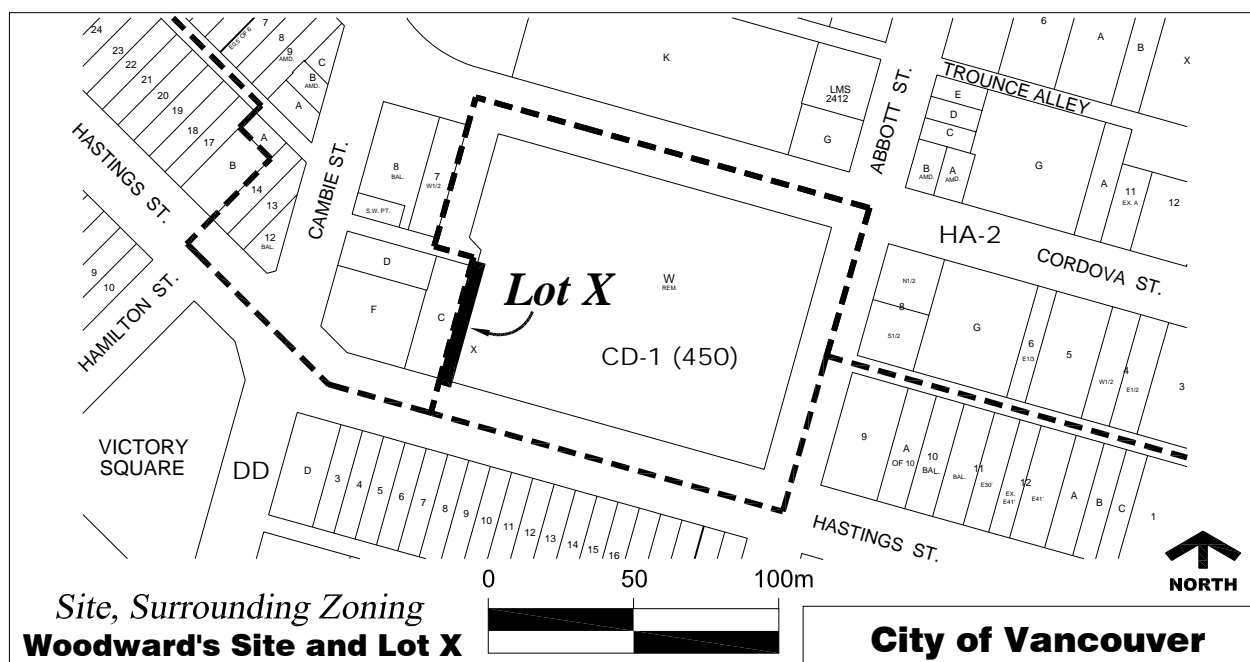
The report also recommends several amendments to Heritage By-law No. 4837 and Heritage Revitalization Agreement By-law No. 9269 to update legal descriptions, civic addresses, and the description of the Woodward Site's heritage features.

BACKGROUND

The existing building on the Neighbouring Site encroaches approximately 0.914 m (3 ft.) over the western boundary of the Woodward's Site, and the City and respective owners of the sites wish to rectify this problem.

To begin the rectification process, the owner of the Woodward's Site at 101 and 149 West Hastings Street and 150 West Cordova Street, subsequently known as 351 Abbott Street, has subdivided the strip of land on which the encroachment sits from the Woodward's Site, and has created Lot X (PID: 027-337-251 Lot X, Block 4, Old Granville Townsite, Plan BCP33981) as shown in Figure 1 below.

Figure 1.



DISCUSSION

To cure the encroachment, the owner of the Woodward's Site will transfer Lot X to the owner of the Neighbouring Site who will then consolidate Lot X with the Neighbouring Site.

Before completion of the transfer and consolidation, Council approval of the following by-law amendments is necessary.

1. **Plan Amendment:** The zoning of Lot X must change from the CD-1 zoning of the Woodward's Site to the HA-2 (Gastown Heritage District) zoning of the Neighbouring Site. A draft plan amendment for Public Hearing will be prepared for this purpose.
2. **CD-1 Text Amendments:** The rezoning of Lot X will necessitate its deletion from the plan of the Woodward's Site attached to the CD-1 By-law. Also, the reduction in area of the Woodward's Site, as a result of the subdivision of Lot X, will necessitate the amendment of sections 4.1 and 4.5 of the CD-1 By-law to slightly reduce the site area by 32.44 m² (349.2 sq. ft.), from 10 071.30 m² to 10 038.86 m², and to slightly increase the floor space ratio from 10.65 to 10.68.

The proposed amendment is attached as Appendix A.

3. Heritage By-law: The Heritage By-law, which designates the Woodward's Site and Neighbouring Site as heritage, requires amendment to provide new legal descriptions and civic addresses for the sites, to partially discharge Lot X from the Woodward's Site heritage designation, and to designate Lot X as part of the Neighbouring Site.

Staff also recommend amending the Heritage By-law to include a more precise description of the heritage resources on the Woodward's Site.

The proposed amendments are attached as Appendices B and C respectively.

4. Heritage Revitalization Agreement By-law: The change in the legal description and civic addresses of the Woodward's Site will require minor amendment to the Heritage Revitalization Agreement for the Woodward's Site, and a by-law to approve that amendment.

The proposed amendment is attached as Appendix D.

5. Release of legal obligations: Because Lot X is no longer part of the Woodward's Site, all covenants and other charges in favour of the City that encumber Lot X and that pertain to the development of the Woodward's Site have been released.

FINANCIAL IMPLICATIONS

Approval of this application will have no financial implications with respect to the City's operating expenditures, fees or staffing.

CONCLUSION

Staff supports the proposed amendments and the Director of Planning recommends that the applications be referred to a public hearing and then approved.

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DRAFT AMENDMENTS TO CD-1 BY-LAW NO. 9275 (#450)
WOODWARD'S SITE

By-law amendments will be prepared generally as shown below, subject to change and refinement prior to posting.

Floor area and density

4.1 The floor space ratio must not exceed ~~10.65~~ **10.68**.

4.5 For the purpose of floor space ratio calculation:

(b) Council deems the site area to be ~~10 071.30~~ **10 038.86** m².

Schedule A

A consequential amendment to Schedule A of the By-law to remove the westernmost 0.914 m from the site.

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DRAFT AMENDMENTS TO SCHEDULE A, PART 1 OF HERITAGE BY-LAW NO. 4837
WOODWARD'S SITE

By-law amendments will be prepared generally as shown below, subject to change and refinement prior to posting

General Description of Building or Structure	Civic Address of Building or Structure	Description of Lands
The Woodward's Building	101 West Hastings Street Vancouver, BC	Lot 1, Lot 2, Lot 3, the East ½ of Lot 13, Lot 14, Lot 15 and Lot 16, all of Block 4, Old Granville Townsite, Plan 5420; and Lot 17, Lot 18, Lot 19 and Lot 20, all of Block 4, Old Granville Townsite, Plan 19435 (PIDs, respectively: 033 135 187; 003 135 977; 003 136 001; 003 135 497; 003 136 934; 003 136 060; 002 879 956; 003 139 956; 003 140 644; 003 141 802; and 003 141 390)
<p>The following building or structure or portions thereof, as more particularly described in Schedule B to the Heritage Revitalization Agreement attached to By-law No. 9269:</p> <p>(a) that portion of the Woodward's Building built between 1903 and 1908 and located at the corner of Abbott Street and West Hastings Street;</p> <p>(b) salvaged materials from other portions of the Woodward's Building;</p>	<p>108 West Cordova St. 128 West Cordova St. 351 Abbott St. 111 West Hastings St.</p> <p>141 West Hastings St.</p> <p>131 West Hastings St.</p> <p>122 West Cordova St.</p>	<p>PID: 026-653-028 Lot W, Block 4, Old Granville Townsite Plan BCP25322 Except Plans BCP33981 and BCP33982;</p> <p>PID: 027-339-157 Air Space Parcel 1, Block 4, Old Granville Townsite Air Space Plan BCP33982;</p> <p>PID: 027-339-173 Air Space Parcel 2, Block 4, Old Granville Townsite Air Space Plan BCP33982; and</p> <p>PID: 027-339-181 Air Space Parcel 3, Block 4 Old Granville Townsite</p>

General Description of Building or Structure	Civic Address of Building or Structure	Description of Lands
<p>(c) the Woodward's "W" sign and supporting tower which comprises, without limitation, the predominantly red, illuminated, rotating "W Sign" and supporting A-shaped, eight level, open steel tower constructed in or about 1927 and all structures and equipment in connection therewith or appurtenant thereto; and</p> <p>(d) cultural memories program, interpretive program and interpretive mural.</p>		Air Space Plan BCP33982

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DRAFT AMENDMENTS TO SCHEDULE A, PART 2 OF HERITAGE BY-LAW NO. 4837
NEIGHBOURING SITE

By-law amendments will be prepared generally as shown below, subject to change and refinement prior to posting.

Parcel ID	Lot	Blk	DL	Gp/Dist	Plan No.	Street Address
015-712-923	Lot C Reference Plan 6760) of Lots 10 and 11	4	OGT		Plan 168	151 - 155 W. Hastings St.
027-337-251	Lot X	4	OGT		Plan BCP33981	"

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DRAFT AMENDMENTS TO HERITAGE REVITALIZATION AGREEMENT BY-LAW NO. 9269
AND TO HERITAGE REVITALIZATION AGREEMENT
WOODWARD'S SITE

1. The legal description for the Woodward's Site is amended by removing text shown in ~~strikeout~~ below with the text shown in *bold italics* further below.

~~Parcel Identifier: 003-144-143~~

~~The East ½ of Lot 7 Block 4 Old Granville Townsite Plan 168;~~

~~Parcel Identifier: 003-142-761~~

~~The West 33 feet of Lot 6 Block 4 Old Granville Townsite Plan 168;~~

~~Parcel Identifier: 003-141-560~~

~~Lot B (Reference Plan 1769) of Lots 5 and 6 Block 4 Old Granville Townsite Plan 168;~~

~~Parcel Identifier: 015-712-869~~

~~The East 46 feet of Lot 11 (Reference Plan 410) Block 4 Old Granville Townsite Plan 168;~~

~~Parcel Identifier: 015-712-907~~

~~The West 25 feet of Lot 12 Block 4 Old Granville Townsite Plan 168;~~

~~Parcel Identifier: 015-712-915~~

~~The East 25 feet of the West 50 feet of Lot 12 Block 4 Old Granville Townsite Plan 168;~~

~~Parcel Identifier: 024-317-560~~

~~Lot E Block 4 Old Granville Townsite New Westminster District Plan LMP40092;~~

~~Lane dedicated by the deposit of Plan 168 Block 4 Old Granville Townsite; and~~

~~Lane dedicated by the deposit of Plan LMP40092 Block 4 Old Granville Townsite.~~

Parcel Identifier: 026-653-028

Lot W, Block 4, Old Granville Townsite, Plan BCP25322 Except Plans BCP33981 and BCP33982;

Parcel Identifier: 027-339-157

Air Space Parcel 1, Block 4, Old Granville Townsite, Air Space Plan BCP33982;

Parcel Identifier: 027-339-173

Air Space Parcel 2, Block 4, Old Granville Townsite, Air Space Plan BCP33982;

Parcel Identifier: 027-339-181
Air Space Parcel 3, Block 4, Old Granville Townsite, Air Space Plan
BCP33982

2. The address of the Woodward's Site is amended by removing text shown in strikeout below with the text shown in ***bold italics*** further below.

~~101 West Hastings Street~~

108, 122 and 128 West Cordova Street, 351 Abbott Street, and 111, 131 and 141 West Hastings Street.

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