



ADMINISTRATIVE REPORT

Report Date: April 23, 2009
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Meeting Date: May 19, 2009

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: Amendments to Heritage Revitalization Agreement, Restoration Covenant and Heritage By-law for the Woodward's Site -101 West Hastings Street

RECOMMENDATIONS

- A. THAT Council approve amendments to Heritage Revitalization Agreement By-Law No. 9269, as amended by By-law No. 9700, to change and to more specifically describe heritage components listed in the Heritage Revitalization Agreement, all generally in accordance with Appendix A; 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 A.

- B. THAT Council approve amendments to the Restoration Covenant registered under number BA282954 to BA282956, generally in accordance with Appendix A; and

FURTHER THAT Council instruct the Director of Legal Services to prepare the necessary Restoration Covenant amendments, generally in accordance with Appendix A.

- C. THAT Council approve amendments to Heritage By-law No. 4837, as amended by By-law No. 9699, to more precisely describe the designated heritage features on the Woodward's Site, generally in accordance with Appendix B; and

FURTHER THAT Council instruct the Director of Legal Services to prepare the necessary Heritage By-law amendments, generally in accordance with Appendix B.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

Heritage Revitalization Agreement By-law No. 9269, as amended by By-law No. 9700
Heritage By-law No. 4837, as amended by By-law No. 9699

PURPOSE AND SUMMARY

This report recommends amendments to Heritage Revitalization Agreement By-law No. 9269 (as amended by By-law No.9700), Heritage By-law No. 4837 (as amended by By-law No.9699) and the Restoration Covenant registered under Nos. BA282954 to BA282956 (the "Restoration Covenant") to amend the description and location of the heritage features at the Woodward's Site as agreed between the developer and the City and set out in the revised Woodward's Heritage Conservation and Interpretation Plan (the "Conservation Plan"). Amendments to the Heritage By-law must be approved by Council at Public Hearing.

BACKGROUND

In February 2007 the initial Woodward's Heritage Conservation and Interpretation Plan was submitted to the City. Since then certain heritage conservation related work has been completed and some changes to the original Heritage Conservation and Interpretation Plan have been requested by the developer. To better reflect the unique circumstances at the Woodward's Site and to address the Site heritage and construction related challenges, the developer has requested that some components of the original plan be changed, modified or further refined.

In July, 2008, Heritage Revitalization Agreement By-law No. 9269 was amended by By-law No. 9700 and the Heritage By-law No. 4837 was amended by By-law No. 9699, both to amend the legal description of the lands subject to these by-laws, to allow a small sliver of land on the westerly boundary of the Woodward's Site (on which part of a party wall was located) to be transferred to the adjacent owner to the west.

On April 2, 2009 and April 22, 2009 reports proposing to amend the original plan, prepared by Commonwealth Resource Management Limited and Henriquez Partners Architects, were submitted to the City. The reports were accompanied by an Installation Plan showing exact locations of various heritage components, which Installation Plan will form a part of the final Conservation Plan.

DISCUSSION

The Interpretation Program

The Interpretation Program and Cultural Memories Program previously identified as separate components of the Conservation Plan have now been combined as a single program called the Interpretation Program. The modified Interpretation Program is attached as Schedule "B" of Appendix "A" and includes updates as follow:

- Architectural Fragments

The initial Conservation Plan called for the installation of architectural fragments (salvaged materials) in the new development. These comprise both large fragments (components of the exterior walls of the demolished portions of the old Woodward's building, some weighing many tons each); and small fragments (smaller components removed from the both the exterior and interior of the old Woodward's building). In November 2008 it was determined that the installation of large architectural fragments would compromise the integrity of the building envelope, and it became necessary to abandon that part of the original Conservation Plan that required the attachment of large fragments to exterior walls. The installation of the large fragments was redesigned to allow for their display in locations that are protected from weather, primarily in the Atrium. However, in January 2009 the structural engineer reported that the weight of the large fragments exceeds the structural capacity of the Atrium slab, which had already been built. At that point, the owner, the architect, and the heritage consultant determined there is no reasonable option for installing and displaying the large fragments, with the exception of the historic "W" Sign (without the tower), which will be located in an exposed location in the Public Plaza, protected by a display case. The installation of the historic "W" sign will in part mitigate the omission of the large architectural fragments in order to ensure that the heritage values represented by the salvaged materials are not lost. A program to display a number of smaller architectural and decorative fragments at various locations on the site, as well as to further document the large fragments and the evolving ideas for their re-use, has been prepared. A local film-maker will be commissioned to prepare a short film about the fragments.

- The Historic "W" Sign

The "W" portion of the historic "W" Sign will be preserved in a glass display case in the Public Plaza. A small portion of the historic metal tower was originally planned to be part of the display, but has now been removed due to technical difficulties to structurally secure it. The historic "W" Sign will be illuminated by separate indirect lighting.

- The Interpretation Program - Interpretative Zones and Installations

The "Interpretative Program Concept" and Installation Plan appended to the revised Conservation Plan identify the locations at which audio-visual stations, display windows and the historic "W" Sign display case will be installed. After the opening of the Woodward's development, but not later than January 1, 2010, the audio-video stations, display windows and display case will be used to present an interpretative exhibit on Woodward's, the Woodward's development and the neighbourhood. The Programming schemes were developed for the first and subsequent years.

- Interpretative Mural

The Mural by artist Stan Douglas will be installed as elaborated in the Plan.

- Photo Murals

Four historic photographs of the Woodward's store, enlarged to a mural size, will be installed in each of four lobbies.

- Parking Bridge Sign

A replica of the historic Parking sign will be placed on the pedestrian bridge over Cordova Street as described in the Plan.

- **Glazed Tiles**

The application of glazed tiles inspired by those that were formerly along Abbott Street, were proposed to be used near the elevators in the northeast corner of the Atrium, but have now been deleted from the Plan.

The Replica "W" Sign

A new replica "W" Sign and metal tower will be placed on the top of the 1903-08 Woodward's building aligned with the Abbott Street axis. The "W" Sign will be predominantly red, rotating and illuminated. The supporting metal tower will be an A-shaped, eight (8) level, open steel structure.

Other components of the Conservation Plan previously developed and approved under the Development Permit DE 409942 remain unchanged.

PROPOSED BY-LAW CHANGES:

1. Heritage Revitalization Agreement By-law:

The changes in the Woodward's Heritage Conservation and Interpretation Plan necessitate an amendment to the description of the heritage components required by the Heritage Revitalization Agreement for the Woodward's Site, and a by-law to approve that amendment.

The proposed amendments, as described above, are more fully detailed in Appendix A (see text shown in italics for changes).

2. Heritage By-law:

The Heritage By-law which designates the Woodward's Site as heritage, requires amendment to the description of heritage components to reflect actual status as resulted from the finally developed Woodward's Heritage Conservation and Interpretation Plan.

The proposed amendments are attached as Appendix B (see text shown in italics for changes).

3. Restoration Covenant:

The same amendments as made to the Heritage Revitalization Agreement must also be made to paragraph C of the preamble to, and Schedule A of the Restoration Covenant.

These proposed amendments are more fully detailed in Appendix A.

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 application be approved.

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Appendix A
Page 1 of 6

Draft Amendments to Heritage Revitalization Agreement By-law No. 9269 and to
Restoration Covenant Woodward's / 101 West Hastings Street

Paragraph C of the preamble to the Heritage Revitalization Agreement attached to By-law No. 9269 and Paragraph C of the preamble to the Restoration Covenant BA282954 to BA282956 Terms of Instrument-Part 2 are amended by removing text shown in ~~strikeout~~ below with the text shown in *italics* further below.

~~C. The Woodward's Building presently situate on the lands (the "Woodward's Building") is listed in category "C" in the Vancouver Heritage register and municipally designated as a provincial heritage property. In this agreement the term "Heritage Building" includes:~~

- ~~• That portion, together with each replacement thereof, of the Woodward's Building built between 1903 and 1908 (which portion is more particularly described in the Development permit as herein defined) and includes, without limiting the generality of the foregoing:
 - ~~○ The six (6) storey masonry façade fronting approximately forty (40) metres onto Abbott Street ; and~~
 - ~~○ The six storey (6) masonry façade fronting approximately twenty (20) metres onto Hastings street;~~~~
- ~~• Salvaged materials from portions of the Woodward's Building, as more particularly described in Schedule "B" attached hereto;~~
- ~~• 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 (currently located at the top of 1903 / 1908 portion of the Woodward's Building) and all structures and equipment in connection therewith or appurtenant thereto (collectively the "W" Sign); and~~
- ~~• Cultural memories program interpretative program and interpretative mural all as more particularly described in the Development Permit (as herein defined);~~

C. The Woodward's Building presently situate on the lands (the "Woodward's Building") is listed in category "C" in the Vancouver Heritage Register and is municipally designated heritage property. In this agreement the term "Heritage Building" includes:

- That portion of the Woodward's Building built between 1903 and 1908 (which portion is more particularly described in the Development Permit - as herein defined), and a one-storey, 2008 roof-top addition (the "Expanded Original Building"), together with each replacement of the Expanded Original Building including, without limiting the generality of the foregoing:
 - The six (6) storey masonry façade fronting approximately forty (40) metres onto Abbott Street ; and**

Appendix A
Page 2 of 6

- *The six storey (6) masonry façade fronting approximately twenty (20) metres onto Hastings street;*
- *The new "W" Sign and the tower replicating the historic "W" Sign and its tower, which comprises, without limitation, the predominantly red, illuminated, rotating "W" sign and supporting A-shaped, eight (8) level, open steel tower (to be located on top of the Expanded Original Building) and all structures and equipment in connection therewith or appurtenant thereto, as more particularly described in Schedule "B" attached hereto;*
- *The historic "W" Sign preserved in a glass display case and located in the Public Plaza, as more particularly described in Schedule "B" attached hereto; and*
- *Components of the Heritage Conservation and Interpretation Plan, as more particularly described in the Development Permit (as herein defined) and in Schedule "B" attached hereto;*

Schedule "B" of the Heritage Revitalization Agreement Woodward's Site and Schedule "A" of the Restoration Covenant BA282954 to BA282956 is amended by removing text shown in ~~strikeout~~ below with the text shown in *italics* further below.

SCHEDULE "B" (SCHEDULE "A")

~~Woodward's Demolition Tender: Components to be Salvaged~~ _____
~~Schedule of Exterior components~~

~~Hastings Street Elevation (Drawing H-5)~~

~~H-1 — Portion of exterior wall, between grid lines 9 and 10, for the full height of the ground floor. Includes brick and stone walls, pilasters, and spandrel; doors, including all surrounds and hardware; and all other fittings or fixtures within this area.~~

~~H-2 — Wall section from grid line 11 to part way between grid lines 12 and 13, from the lintels of the 5th floor windows to the sills of the 7th floor windows, including all brickwork, windows, extant metalwork (if any survives), fixtures, fittings, and hardware.~~

~~H-3 — Full display window between grid lines 5 and 6, including brickwork, stonework, pilasters at either side, transom course, and all glass, fixtures, fittings, and hardware.~~

~~H-4 — Pavement materials (brick) between grid lines 13A and 14, in front of fire exit.~~

~~H-5 — Pavement materials (including brick) between grid lines 7 and 8, in front of fire exit.~~

~~H-6 — Entrance doors between grid lines 4 and 5, including all hardware.~~

Appendix A
Page 3 of 6

~~Abbott Street Elevation (Drawing H-6)~~

~~A-1 — Pavement mosaic between grid lines F & G.~~

~~A-2 — Pavement materials (brick or terrazzo) | front of the exit of north of grid line F.~~

~~A-3 — Flagpole over grid line A, including all hardware and fittings.~~

~~Cordova Street Elevation (Drawing H-7)~~

~~C-1 — Flgpole at top, between grid lines 12 and 13 including all hardware and fittings.~~

~~C-2 — Cornice over 6th floor in its entirety, between grid lines 5 and 12 including all hangers, fittings, and hardware. (The length of cornice between grid lines 12 and 13 forms a part of component (C-9)).~~

~~C-3 — Entrance doors between grid lines 9 and 10, including hardware and fittings.~~

~~C-4 — Entrance doors between grid lines 4 and 5, including hardware and fittings.~~

~~C-5 — Portion of exterior wall that is the corner overhanging bay, west of grid line 15, from fascia above ground floor to sills of windows on third floor, including all brickwork, windows and surrounds, ornament, and all fixtures, fittings, and hardware. Includes return on Parking Elevation for the width of the corner pilaster strip.~~

~~C-6 — Pavement mosaic between grid lines 4 and 5.~~

~~C-7 — Entry sill between grid lines 9 and 10.~~

~~C-8 — Pavement mosaic between grid lines 12 and 13.~~

~~C-9 — Portion of exterior wall, between grid lines 12 and 13, from the sills of the windows on the 6th floor to the parapet above the 7th floor, including brick walls, pilasters, and spandrels; also the pressed metal cornice; also all windows, including surrounds and hardware; and all other fittings or fixtures within this area.~~

~~Parking (West) Elevation (Drawing H-8)~~

~~P-1 — Woodward's sign that is affixed to wall over 4th floor (at first parapet), over grid line C. Including all fittings, fixtures, electrical components, and hardware.~~

~~1-2 — Garage door and window above. (Described elsewhere with interior components)~~

~~3-1 — Two windows from the former Woodward's auditorium. (Described elsewhere with interior components)~~

***SCHEDULE "B" to the Heritage Revitalization Agreement
SCHEDULE A to the Restoration Covenant***

Woodward's Heritage Conservation and Interpretation Plan, prepared by Commonwealth Historic Resource Management Limited and Henriquez Partners Architects, February 2007, as amended on April 2, 2009 and April 22, 2009 (collectively the "Conservation Plan") comprises a part of the Development Permit DE409942. The Conservation Plan includes eight (8) installation plan (the "Installation Plan") drawings (ASK-1 to ASK-8) and eight (8) replica "W" Sign design drawings which refer to installations on the Lands, including:

- (1) the plaza (the "Public Plaza");*
- (2) the below grade parking (the "Parking Concourse");*
- (3) the 4 buildings comprising the development being:
 - a. the market residential building (the "W Building");*
 - b. the combined market residential, non-market residential, and office building (the "Abbott Building"), which Abbott Building includes an atrium (the "Atrium");*
 - c. the post secondary institution/non-market residential building (the "Hastings Building"); and*
 - d. the mixed office/childcare facility building (the "Expanded Original Building").**

The following is the list of heritage components included:

The Historic "W" Sign (ASK-1, ASK-3 and ASK-4):

The historic "W" Sign will be preserved in its existing condition in a glass display case and exhibited in the Public Plaza (ASK-3, ASK-4). The Installation Plan drawing ASK-1 shows the exact location of the display nearby the Cordova entrance to the Public Plaza.

The new "W" Sign (ASK-2, ASK-5, ASK-6, ASK-7, ASK-8, and 8 design drawings by Pattison Sign Group dated April 8, 2009):

The replica "W" Sign will be installed on top of the Expanded Original Building.

The "W" portion of the new replica "W" Sign will be illuminated at all times, unless otherwise approved by the City, by lights of a contemporary production replicating historic "W" Sign light colours. The "W" portion of the Sign rotates at all times, such rotation to be on a cycle of approximately 6 rotations per minute, unless otherwise approved by the City. The tower portion of the replica sign will not be illuminated but will have a built-in capacity to accommodate addition of lights, if required in the future, by the way of a provision of an adequate power supply.

The operating hours, rotation, colour of lights and illumination sequencing may vary and could be subject to change to accommodate residential use or other site specific requirements, as approved by the City.

Interpretation Plan (ASK-1 to ASK-8):

The interpretive zones and installations are shown on the Installation Plan drawings, as follows:

Audio-Visual Stations (ASK-1 and ASK-2)

- *South Atrium (2)*
- *North Atrium (1)*
- *Parking Concourse (1)*

Display Windows (ASK-1)

- *Hastings Street (5)*
- *Cordova Street (4)*
- *Hastings Street entry to the Public Plaza (1)*

Display Case (ASK-1, ASK-3 and ASK-4)

- *Historic "W" Sign, Public Plaza (1)*

Fragments and salvaged materials (ASK-1 and ASK-2)

A number of small fragments from the walls of the old Woodward's building and other salvaged materials will be installed throughout the Lands. Fragments in interior locations are not shown on the Installation Plan. The more prominent fragments, identified as designated heritage features, are shown on the Installation Plan, as follows:

- *Three mosaic pavement components with the word 'Woodward's', which were originally located outside three entrances to the Woodward's store, will be replaced in the sidewalk in the locations from which they were removed (ASK-1):*
 - o *Abbott Street, mid-way between Hastings Street and Cordova Street*
 - o *Cordova Street, near the entrance to the family non-market residential lobby in the Abbott Building*
 - o *Cordova Street, near the entrance to the W Building*
- *Two sets of metal letters spelling 'WOODWARDS', salvaged from the south and east elevations of the old Woodward's building will be installed in two locations(ASK-1 and ASK-2):*
 - o *In the floor of the Parking Concourse*
 - o *On the wall of the elevator lobby of the "W" Building*

Interpretive Mural (ASK-1)

The mural by Stan Douglas will be installed as described in the Conservation Plan at the entrance to the Atrium.

Photo Murals (ASK-1)

Four historic photographs of the Woodward's store will be enlarged to mural size and one installed in each of four lobbies, as shown on the Installation Plan:

- *"W" Building lobby*
- *"W" Building elevator lobby*
- *family non-market residential lobby in Abbott Building*
- *market residential lobby in Abbott Building*

*Appendix A
Page 6 of 6*

Parking Bridge (ASK-2)

A replica of the historic Parking sign will be placed on the pedestrian bridge constructed or to be constructed over Cordova Street between the parkade situate on the north side of the 100 block West Cordova Street and the developments on the Lands, as described in the Conservation Plan.

Appendix B
Page 1 of 2

Draft Amendments to Schedule A, section 125 of 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. The description of designated heritage components shown in strikeout below will be replaced with the text shown in italic, further below.

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:	108 West Cordova Street 351 Abbott Street 111 West Hastings Street	PID: 026-653-028 Lot W Block 4 Old Granville Townsite Plan BCP23522 except Plans BCP33981 and BCP 33982
(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;	141 West Hastings Street	PID: 027-339-157 Air Space Parcel 1 Block 4 Old Granville Townsite Plan BCP33982
(b) salvaged materials from other portions of the Woodward's Building;		
(c) the Woodward's "W" sign and supporting tower which compromises, without limitation, the predominantly red, illuminated, rotating "W" Sign and supporting A-shaped, eight level, open steel tower constructed in or about 1927 (currently located at the top of the 1903/1908 portion of the Woodward's Building) and all structures and equipment in connection therewith or appurtenant thereto; and	131 West Hastings Street 122 West Cordova Street	PID: 027-339-173 Air Space Parcel 2 Block 4 Old Granville Townsite Plan BCP33982 PID: 027-339-181 Air Space Parcel 3 Block 4 Old Granville Townsite Plan BCP33982
(d) cultural memories program, interpretative program and interpretative mural.		

Appendix B
Page 2 of 2

<i>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 (based on the Woodward's Heritage Conservation and Interpretation Plan, accompanied by the Installation Plan, all comprised in approved Development Permit No: DE 409942):</i>	108 West Cordova Street 351 Abbott Street 111 West Hastings Street	PID: 026-653-028 Lot W Block 4 Old Granville Townsite Plan BCP23522 except Plans BCP33981 and BCP 33982
<i>(a) that portion of the Woodward's Building built between 1903 and 1908, and the one-storey 2008 roof-top addition, located at the corner of Abbott Street and West Hastings Street;</i>	141 West Hastings Street	PID: 027-339-157 Air Space Parcel 1 Block 4 Old Granville Townsite Plan BCP33982
<i>(b) the new replica "W" Sign and supporting tower, which comprise, without limitation, the predominantly red, illuminated, rotating "W" Sign and supporting A-shaped, eight (8) level, open steel tower to be located on top of the 1903 /1908 Woodward's Building as expanded by the one-storey 2008 roof-top addition; and its rotation and illumination sequence as described in Schedule B of the Heritage Revitalization Agreement;</i>	131 West Hastings Street	PID: 027-339-173 Air Space Parcel 2 Block 4 Old Granville Townsite Plan BCP33982
<i>(c) the historic "W" Sign preserved in a glass display case and located in the Public Plaza;</i>	122 West Cordova Street	PID: 027-339-181 Air Space Parcel 3 Block 4 Old Granville Townsite Plan BCP33982
<i>(d) Interpretation Plan components:</i>		
<ul style="list-style-type: none">• 4 audio-visual stations,• 10 display windows,• 3 mosaic pavement components,• 2 sets of metal "Woodward's" letters,• Stan Douglas interpretative mural,• 4 historic photographs of the Woodward's store enlarged to mural size,• 1 historic Parking sign.		
