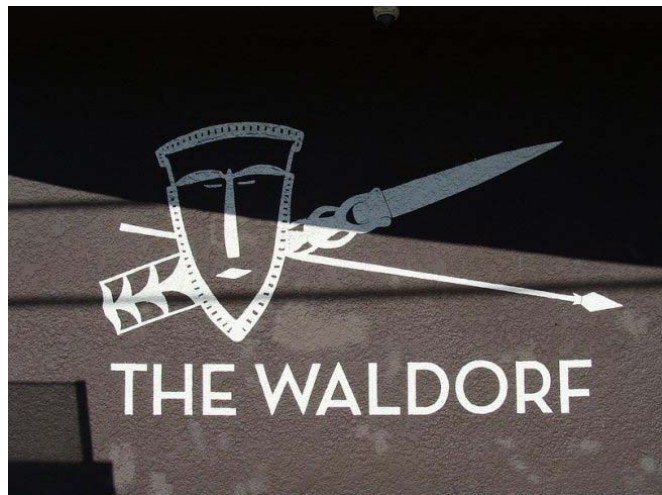




UPDATE ON THE WALDORF HOTEL
REPORT REFERENCE
CITY MANAGER

JANUARY 15, 2013

Waldorf Hotel



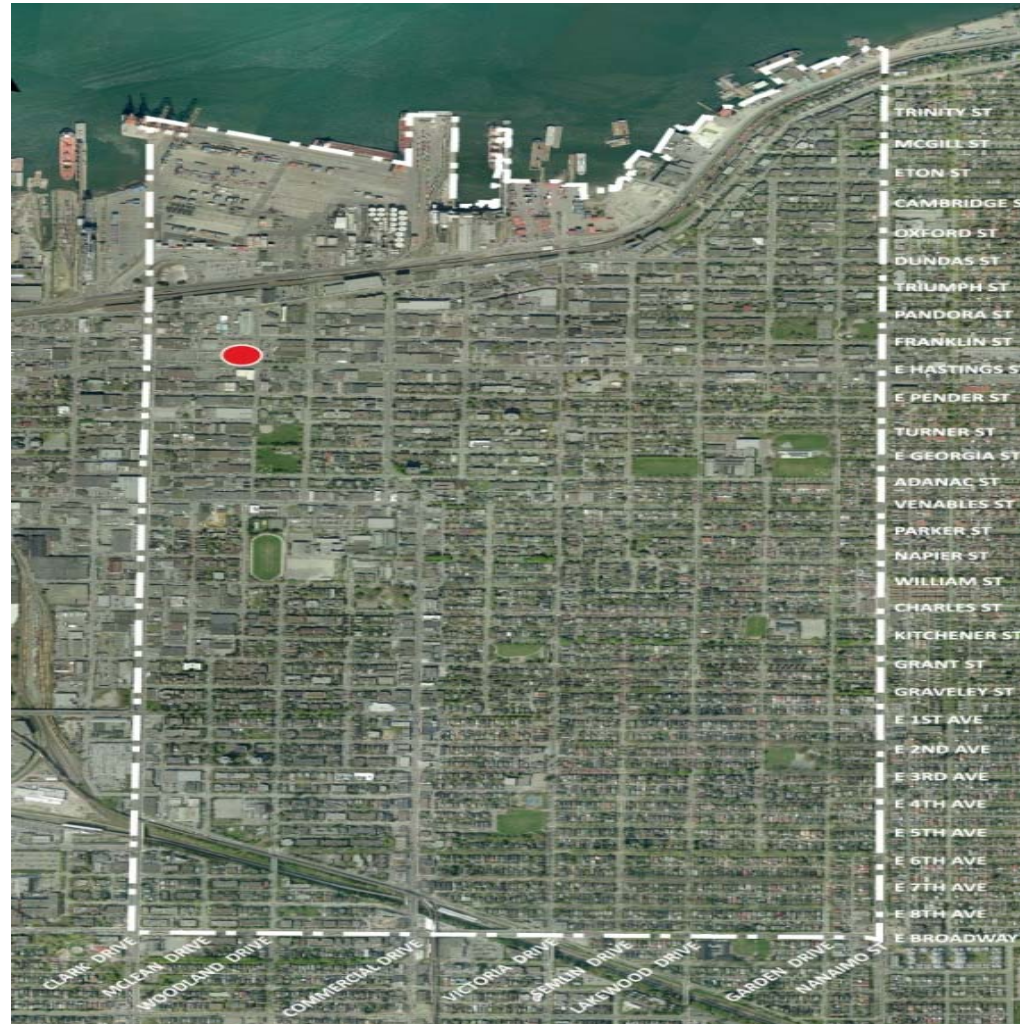
Recent Events

- Sale agreement for property with Solterra Developments
- Long-time owner of property has been strong supporter of arts and culture in East Vancouver
- Community concern with potential loss of building and arts and culture venue



Planning Context

Grandview-Woodland Community Plan

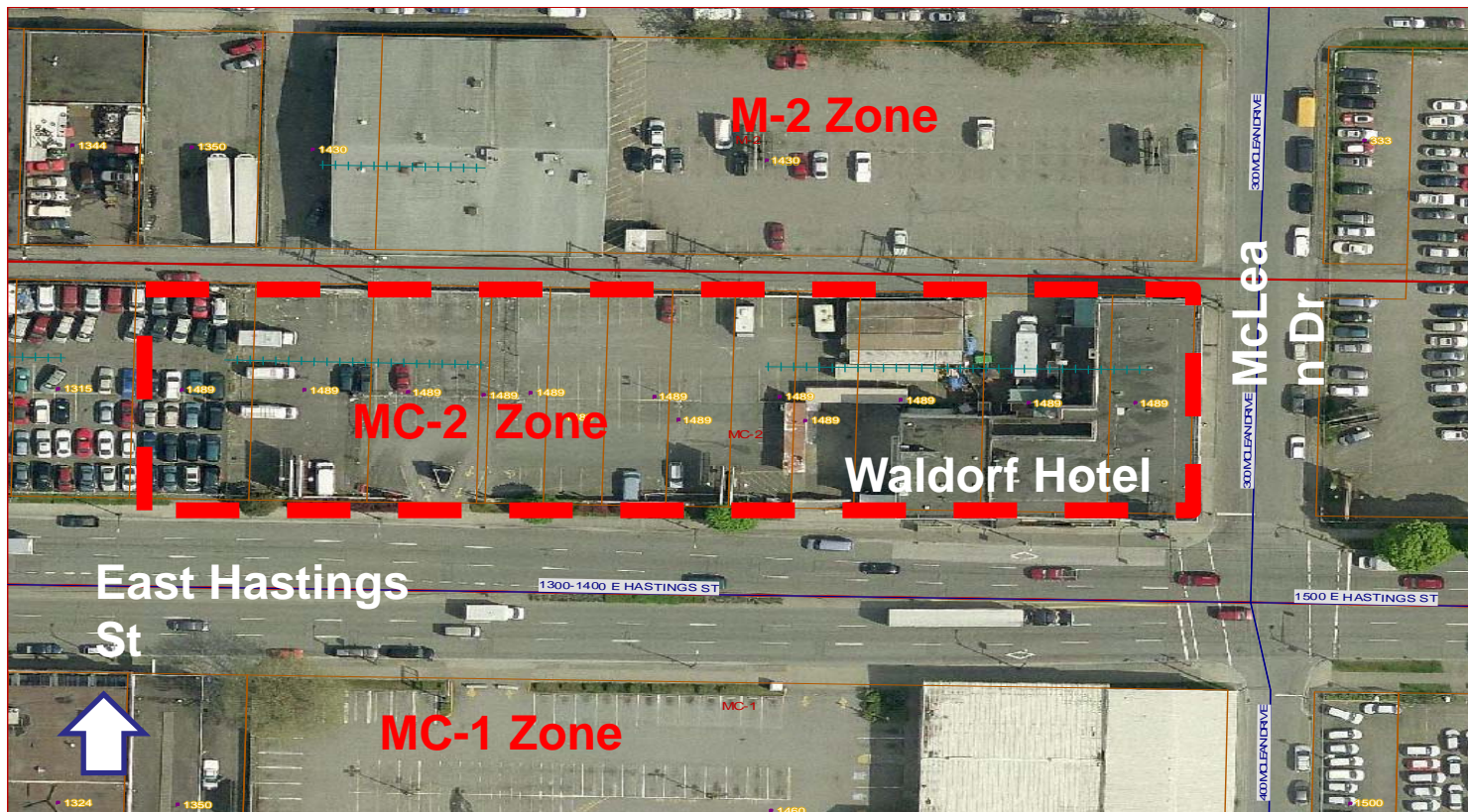


Grandview Woodland Plan

- commenced in April 2012
- 48 public meetings with 2700 attendees to date
- main themes = culture, heritage, social issues, housing
- interim rezoning policy limits consideration of rezoning applications until Plan complete
- Plan will come to Council in December 2013 for review and approval
- Plan will inform all future rezonings in area including this site

Waldorf Site: Current Zoning MC-2

MC – 2: Mixed commercial and industrial; no residential allowed; note: heavy industrial adjacent and to the north



Heritage Value

- Architectural
 - Opened in 1947; Modern style
 - interior renovated 1955 - “tiki-style”
 - Heritage Interiors Project (1996)
- Cultural
 - Social gathering space
 - More recently notable arts and culture venue
 - Key role in arts community for emerging artists

Current Issues

- **Development:**
 - Rezoning: no rezoning possible pending completion and approval of GW Community Plan
 - Possible demolition: both current and future owners have indicated they have no intention to demolish at this time
 - City has option to order 120 day freeze to allow heritage assessment
- **Creative Economy:**
 - Tenancy of Waldorf Productions: current and future owners are in discussions with tenant re options
 - Current owner have been longtime supporters of Hotel as cultural hub
- **Heritage:**
 - Not on Heritage Register
 - Statement of Significance needs to be done
 - Owner has signaled strong interest in cooperating with city

Recommendation

- 120 day Temporary Protection Order (interior and exterior of building) under Vancouver Charter sections 589 and 591
- Rationale: expedite the completion of heritage assessment and report back to Council before May 15 2013
- Actions:
 - Complete Statement of Significance
 - Complete Heritage Register Evaluation
 - Discuss feasibility of building retention with owner and purchaser

Statement of Significance

- Identifies:
 - why a property has heritage value
- Includes:
 - description
 - heritage values
 - what part of history a historic place represents
 - how and why historic place is of value