



## ADMINISTRATIVE REPORT

Report Date: October 30, 2015  
Contact: Al Zacharias  
Contact No.: 604.873.7214  
RTS No.: 11175  
VanRIMS No.: 08-2000-20  
Meeting Date: December 1, 2015

TO: Vancouver City Council  
FROM: General Manager of Engineering Services  
SUBJECT: Proposed Closure of Portions of Street Adjacent to 777 Pat Quinn Way

### *RECOMMENDATION*

- A. THAT those volumetric portions of Pat Quinn Way (the "Road") included within the bold outline and illustrated isometrically on a plan of survey, a reduced copy of which is attached as Appendix "B", be closed and stopped-up and that an easement be granted over such volumetric portions of Pat Quinn Way to the owner of the abutting Air Space Parcel 3 False Creek Air Space Plan EPP35220 ("ASP 3") and to the owner of Lot 348 False Creek Plan EPP26177 except Air Space Plan EPP35220 ("Rem Lot 348") to contain the portions of the proposed building foundation that will encroach onto the Road. The easement is to be for the life of the building proposed to be constructed on ASP 3 and Rem Lot 348, and to be to the satisfaction of the Director of Legal Services.
- B. THAT the fees for the document preparation, registration and use of the easement referred to in Recommendation "A" are to be in accordance with those charged for an agreement prepared pursuant to the Encroachment Bylaw.
- C. THAT Council authorize the General Manager of Engineering Services ("GMES") to approve minor and inconsequential amendments to the dimensions of the volumetric survey plan, if required, upon the provision of an as-built survey prepared by a British Columbia Land Surveyor.
- D. THAT the Director of Legal Services be authorized to execute all documents and plans required.

## ***REPORT SUMMARY***

The purpose of this report is to obtain Council authority to close; stop-up the proposed encroached upon portions of Road; and to grant an easement to contain the encroaching elements of the proposed building foundation at 777 Pat Quinn Way to the abutting owner; namely, Pacific Coast Arena Inc. ("PCAI"), in support of the 777 Pat Quinn Way development application (DE416399).

## ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

The authority for closing and disposing of street and lanes is set out in the Vancouver Charter.

The provisions of the Vancouver Charter with respect to the granting of a volumetric easement to contain encroachments are used from time to time to validate heritage building encroachments, but it is rare that these provisions are used for new construction.

On July 19, 2012 Council adopted the recommendations of Policy Report RTS 9599 to approve in principle the rezoning of 800 Griffiths Way that included the addition of a tower above the existing building at 777 Pat Quinn Way known as the East Tower.

## ***CITY MANAGER'S/GENERAL MANAGER'S COMMENTS***

The General Manager of Engineering Services recommends approval of the foregoing.

## ***REPORT***

### ***Background/Context***

The owner, PCAI has recently made an application to develop the site at 777 Pat Quinn Way (previously 777 Abbott Street) under development application DE416399 for the construction of a 28 storey tower containing market rental residential units and office space in concert with the existing Rogers Arena building. The new tower requires the strengthening of the existing foundation which will consist of two below grade structural pilasters that will encroach approximately 2.5 feet onto Pat Quinn Way as shown on the sketch plan attached hereto as Appendix "C".

PCAI has requested that the proposed encroachments remain for the life of the new building, as such, arrangements are required to close, stop-up the Road, and to grant an easement to PCAI over the portions of Road that contain the structural pilasters.

### ***Strategic Analysis***

Newly constructed buildings are typically expected to be wholly contained within the external boundaries of the development site, and therefore volumetric easement arrangements are not normally supported. However, since the development site is

highly constrained and the encroachments are essential structural components for the new tower, staff are supportive of accepting the encroachments, noting that the impact to the street use is minimal.

*Implications/Related Issues/Risk (if applicable)*

*Financial*

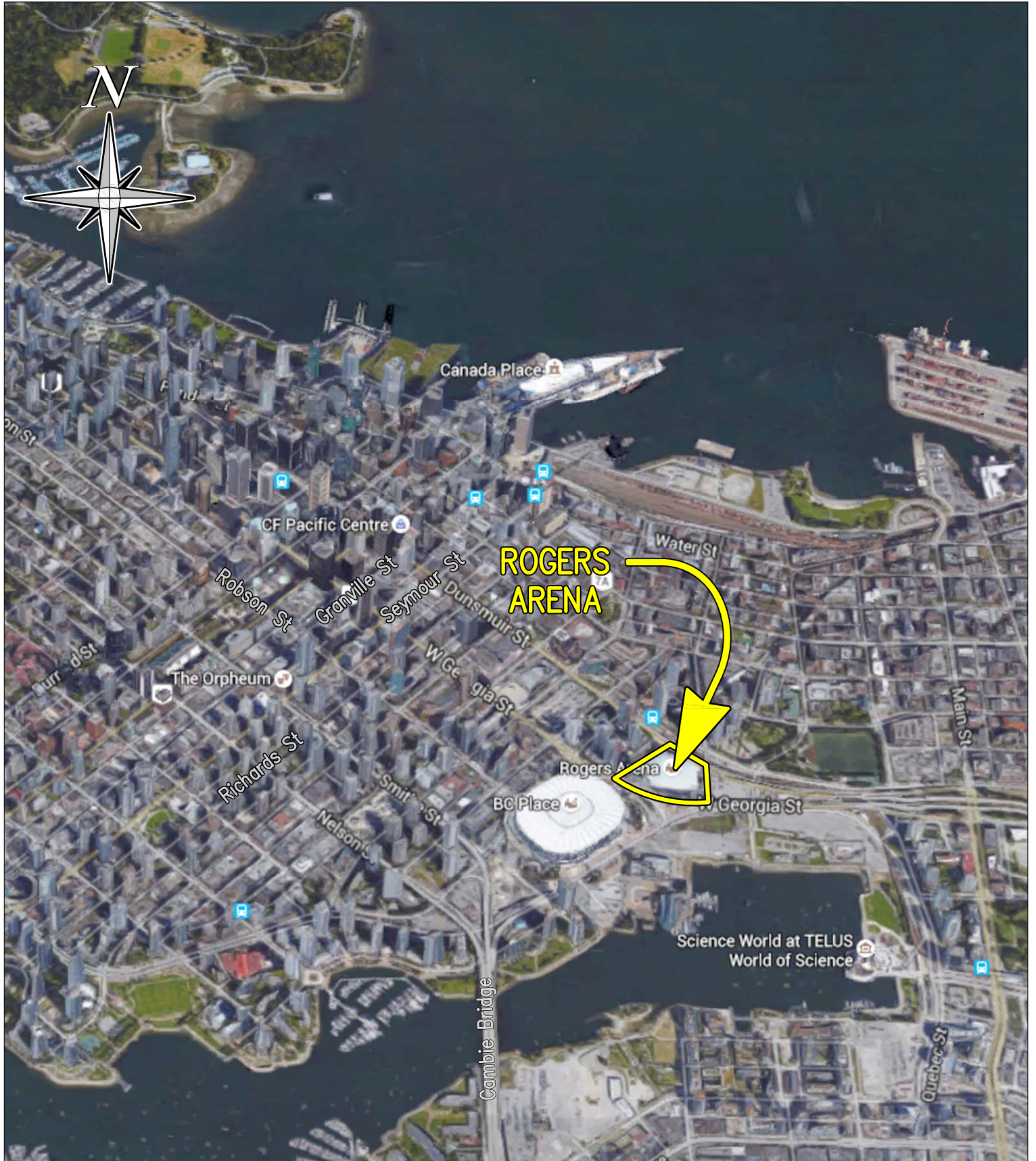
Fees will be charged in accordance with the encroachment By-law, and will consist of a \$1500.00 fee for the granting of an easement over the portions of street to accommodate the structural pilaster encroachments, and the annual charge for the encroachments of \$178.67. The \$1500.00 fee is to be allocated to the Miscellaneous Revenue Account (Business Area 9200, Cost Centre 91220, Account 422020) and the annual charge is to be allocated to the Encroachment Revenue Account (Business Area 9200, Cost Centre 91050, Account 418300).

**CONCLUSION**

The General Manager of Engineering Services recommends approval of the Recommendations contained in this report.

\* \* \* \* \*

CITY OF VANCOUVER  
DOWNTOWN PENINSULA

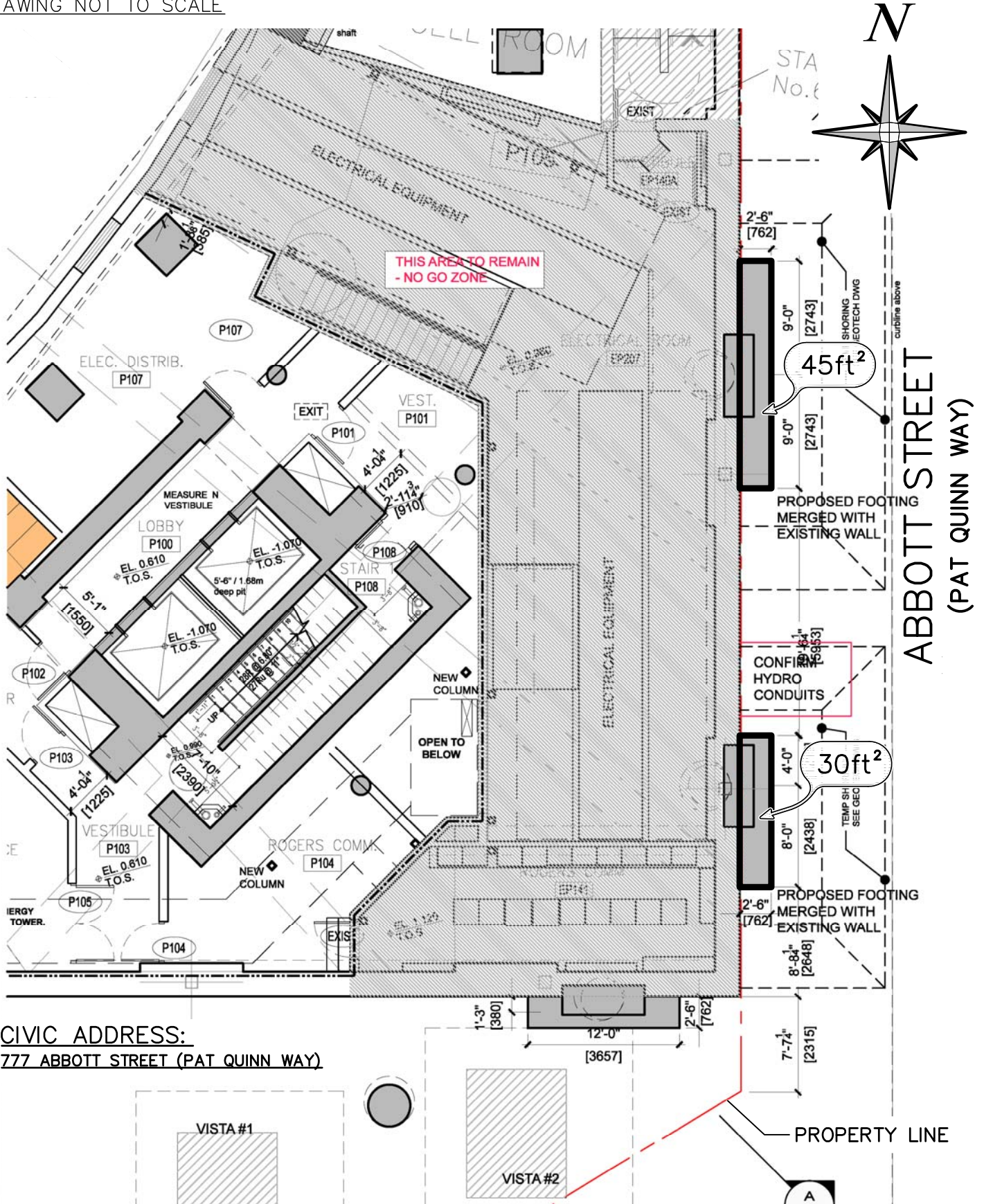






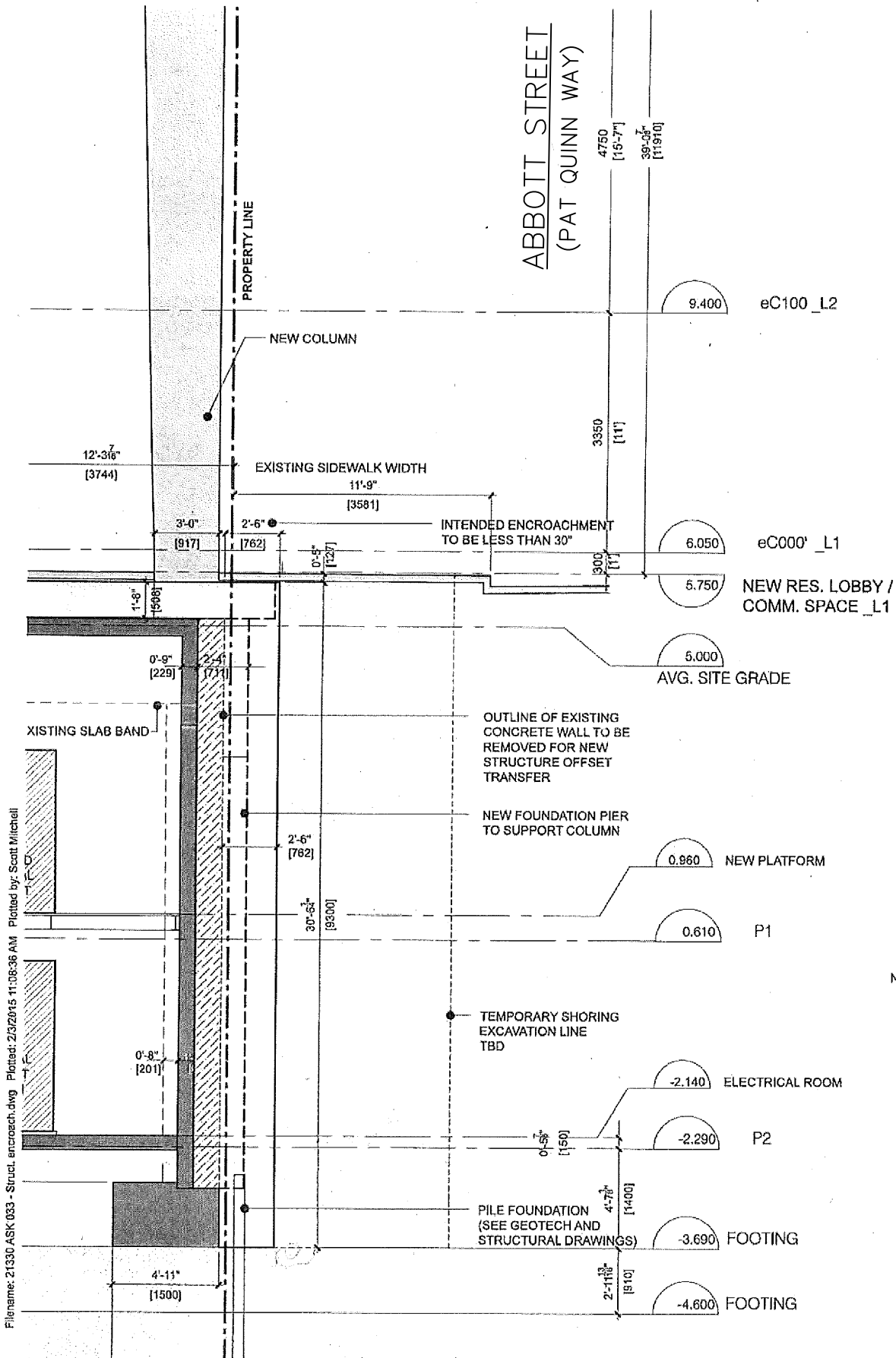
**PLAN SHOWING TWO BELOW GRADE STRUCTURAL PILASTERS ADJACENT TO AIRSPACE PARCEL 3, FALSE CREEK, AIRSPACE PLAN EPP35220.**

DRAWING NOT TO SCALE



**CIVIC ADDRESS:**  
777 ABBOTT STREET (PAT QUINN WAY)





Filename: 21330 ASK 033 - Struct. encroach.dwg Plotted: 2/3/2015 11:08:36 AM Plotted by: Scott Mitchell

For Building and structural drawings, please refer to the project files for the latest revisions. This drawing is the property of the architect and is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom.

**FRANCI**  
ARCHITECTURE

Project 21330 - Rogers Arena East Tower  
Client Aquilini Development & Construction Inc.

Title **ABBOTT STREET**  
**BELOW GRADE STRUCTURE**

ASK 034r1

Scale 1/4" = 1'-0" Date 3 February 2015

Sheet No