



ADMINISTRATIVE REPORT

Report Date: February 14, 2019
Contact: Al Zacharias
Contact No.: 604.873.7214
RTS No.: 13039
VanRIMS No.: 08-2000-20
Meeting Date: April 23, 2019

TO: Vancouver City Council
FROM: The General Manager of Engineering Services
SUBJECT: 6168 East Boulevard – Proposed Closure of a Portion of Street to Accommodate Heritage Building Façade Encroachments

RECOMMENDATION

- A. THAT Council authorize the Director of Legal Services to apply and raise title in the name of the City of Vancouver to the portion of East Boulevard that contains the encroachments of the existing building façade at 6168 East Boulevard (the "Road"), the said portion being shown on a reduced copy of a Reference Plan attached as Appendix A.
- B. THAT all that volumetric portion of Road included within the heavy outline and illustrated isometrically on a plan of survey, a reduced copy of which is attached as Appendix B, be closed, stopped-up and that an easement be granted to the owner of abutting [PID: 029-909-481] Lot 1 Block 2 District Lot 526 Group 1 New Westminster District Plan EPP63644 ("Lot 1") to contain the portions of the existing building façade which encroach onto the Road, to the satisfaction of the Director of Legal Services.
- C. THAT the fees for the document preparation, registration and use of the easement referred to in Recommendation B are to be in accordance with those prescribed under the Encroachment By-law.
- 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 and stop-up an encroached upon portion of Road and to grant an easement to contain the encroaching elements of the building façade located at 6168 East Boulevard.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

The authority for closing and stopping-up of streets and lanes is set out in Section 291 of the Vancouver Charter.

The provisions of the Vancouver Charter with respect to the raising of title to the street and the granting of a volumetric easement to contain encroachments are used from time to time to validate heritage building encroachments.

On July 26, 2016, Council enacted the By-law to designate the west façade of the heritage building at 6168 East Boulevard as protected heritage property.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

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

REPORT

Background/Context

In accordance with Development Permit No. DE419324 (issued September, 2016), Lot 1 is being developed with a five storey mixed-use building, consisting of one commercial retail unit at grade and a total of twenty residential dwelling units. Parking will be provided underground (one level) and on the main floor of the building, accessed from the adjacent lane. The development includes the retention of the two storey heritage building façade (known as “Kirkland’s Metal Shop”). The Policy Report (Development and Building – RTS11515) for the designation of the west façade of the heritage building was approved by Council at its meeting of July 19, 2016.

The heritage façade encroachments onto the Road consist of the four decorative column architectural elements, the window sills and the main floor cornice/overhang. The extent of the encroachments are shown in Appendix C (B.C. Land Surveyor’s Certificate of Location), and drawings and a photograph of the façade are shown in Appendix D.

The owner intends to subdivide Lot 1 by Strata Plan, and in accordance with the Strata Property Act, the Strata Corporation must establish control over the portion of Road affected by the building encroachments. To accomplish this, the volumetric portion of Road containing the encroachments must be closed and stopped-up, and an easement must be granted in favour of the Strata Corporation. It is also necessary to raise title for the portion of Road that is encroached upon.

The Road was dedicated by the deposit of Plan 1173 in 1906.

Strategic Analysis

The retention and designation of the two storey heritage building façade was a condition of development permit approval, and the heritage designation has been approved by Council.

Council authority is required to close and stop-up the encroached upon portion of Road, and to authorize registration of a volumetric easement over the portion of Road described in Recommendation B. Recommendation A seeks authority to raise title to the encroached upon portion of Road.

The granting of the easement allows for the retention of the encroaching heritage building façade elements, and enables strata subdivision of the building.

Implications/Related Issues/Risk

Financial

Fees will be charged in accordance with the Encroachment By-law, and will consist of a fee of \$4,728.74 for the granting of an easement over the portion of Road to accommodate the building façade encroachments. Since this is a designated heritage property, the encroachments will not be subject to an annual charge.

CONCLUSION

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

* * * * *

REFERENCE PLAN TO ACCOMPANY AN APPLICATION FOR THE REGISTRATION OF TITLE IN THE NAME OF THE CITY OF VANCOUVER TO THAT PORTION OF ROAD DEDICATED BY THE DEPOSIT OF PLAN VAP1173 ADJACENT TO LOT 1 BLOCK 2 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP63644

BCGS 92G.025



SCALE 1 : 500 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500.

LEGEND

- DENOTES CONTROL MONUMENT FOUND
- DENOTES IRON POST FOUND
- DENOTES LEAD PLUG FOUND
- m2 DENOTES SQUARE METRES
- Wt. DENOTES WITNESS

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

INTEGRATED SURVEY AREA No. 31, VANCOUVER, NAD83(CSRS) 4.0.0.BC.1.GVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS V-1283 AND V-1284 AND ARE REFERRED TO CENTRAL MERIDIAN OF UTM ZONE 10.

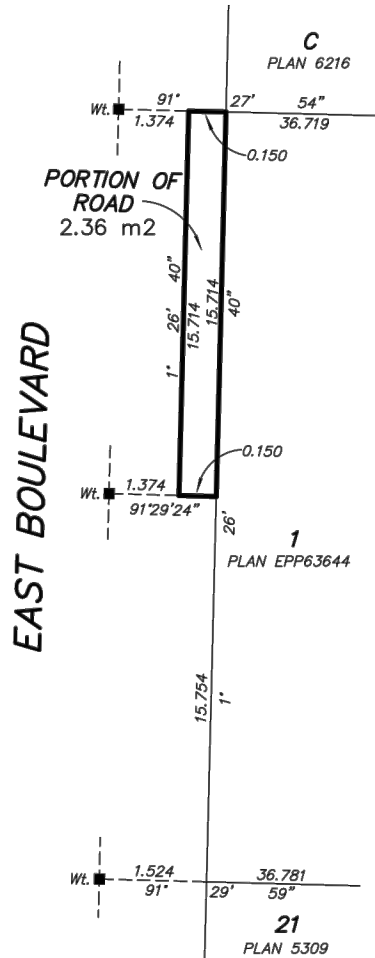
THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED HAVE BEEN DERIVED FROM THE MASCOT PUBLISHED COORDINATES FOR GEODETIC CONTROL MONUMENTS V-1283 AND V-1284.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995941. WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS V-1283 AND V-1284.

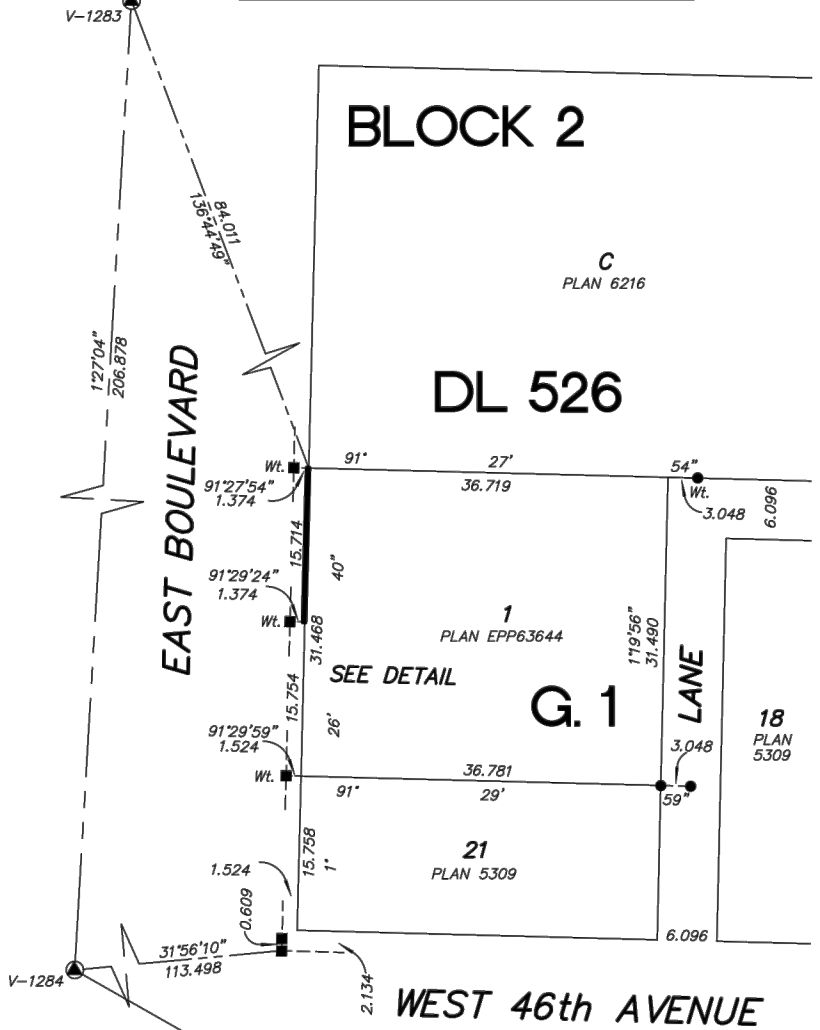
THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 48.139 METRES.



V-1283
Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5453140.428m
UTM Easting: 488655.957m
Station Combined Factor: 0.9995938
Estimated horizontal positional accuracy Northing: 0.006
Estimated horizontal positional accuracy Easting: 0.004



DETAIL NOT TO SCALE



V-1284
Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5452933.700m
UTM Easting: 488650.720m
Station Combined Factor: 0.9995943
Estimated horizontal positional accuracy Northing: 0.006
Estimated horizontal positional accuracy Easting: 0.004

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 22nd DAY OF JANUARY, 2019 GARY SUNDVICK, BCLS (637) ECR#: 191468

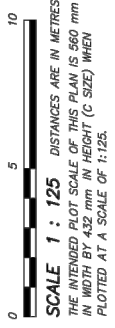
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Surrey, BC V4N 3S4
www.butlersundvick.ca
Tel. 604-513-9611

File: 4464
Dwg: 4464-RD1

PLAN EPP66352

EXPLANATORY PLAN OF VOLUMETRIC EASEMENT OVER A PORTION OF ROAD INCLUDED IN PLAN EPP66351, DEDICATED BY THE DEPOSIT OF PLAN 1173, ADJACENT TO LOT 1 BLOCK 2 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP63644 PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT.

BOGS 92G.025



INTEGRATED SURVEY AREA No. 31, VANCOUVER, MAD83(CSRs) 4.0.0.BC.1.GWRD
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 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.999994.

LEGEND
 m2 DENOTES SQUARE METRES
 m3 DENOTES CUBIC METRES

ELEVATION DERIVATION
 ELEVATIONS ARE DERIVED FROM CITY OF VANCOUVER CONTROL MONUMENT No. V-1285 ELEVATION = 68.26m (NAD83/BCG2018)

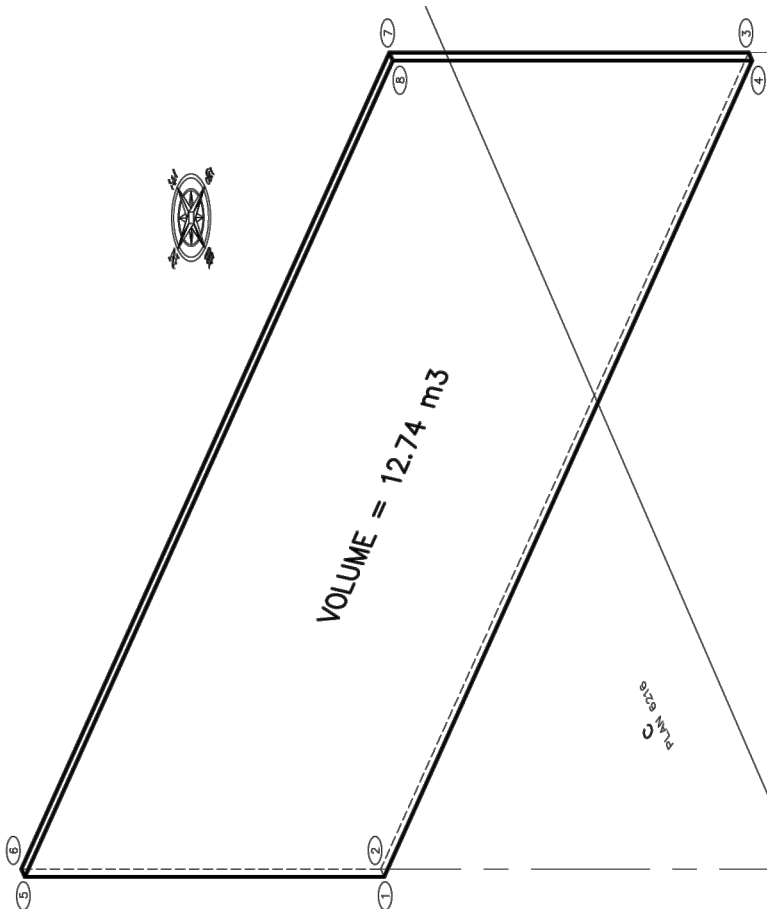
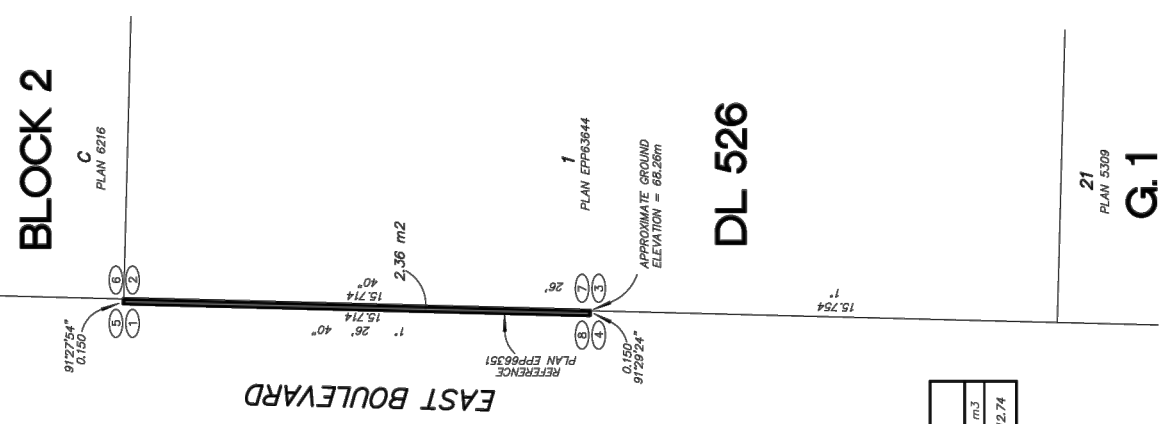


TABLE OF COORDINATES

POINT NUMBER	NORTHING	EASTING	ELEVATION
1	2958.898	1998.808	71.30
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7	2943.183	1998.412	76.70
8	2943.181	1998.412	76.70

BOOK OF REFERENCE

DESCRIPTION	m2	m3
EASEMENT OVER A PORTION OF ROAD INCLUDED ON PLAN EPP66351	2.36	12.74

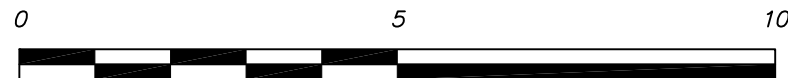
THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE AND SURVEY AUTHORITY OF BC RECORDS:
 PLAN EPP63644 AND EPP66351
 GARY SUNDVICK, BCLS (637)
 30th DAY OF JANUARY, 2018.
 EC#191470

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

21
 PLAN 5309
G.1

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 Surrey, BC V4N 3S4
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 Tel. 604-513-9611
 File: 4464-VOL-EASE Rev. 1
 Draw: 4464-VOL-EASE Rev. 1

B.C. LAND SURVEYORS CERTIFICATE OF LOCATION SHOWING AREA OF ENCROACHMENT ON PART OF LOT 1 BLOCK 2 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP63644



SCALE 1 : 100 DISTANCES ARE IN METRES

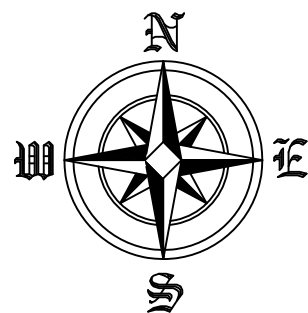
PREPARED FOR: Bogner Development Group Ltd.

CIVIC ADDRESS:

6158 East Boulevard
Vancouver, B.C.

Lot dimensions and clearances according to PLAN EPP63644.

This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.



THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS 22nd DAY OF JANUARY, 2019.

Gary Sundvick, B.C.L.S.
GARY SUNDVICK

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FOR MUNICIPAL AND OR MORTGAGE PURPOSES

PARAPET CLEAR 0.02
WINDOW SILL OVER 0.08
GROUND FLOOR CLEAR 0.09

EAST BOULEVARD

A

PARAPET CLEAR 0.02
WINDOW SILL OVER 0.10
GROUND FLOOR CLEAR 0.07

B

GROUND FLOOR TO P/L

C
PLAN 6216

91° 27' 54"
36.719

A'

1
PLAN EPP63644

B'

GROUND FLOOR TO P/L

PARAPET CLEAR 0.03
EL.=77.11m

EAST BOULEVARD

WINDOW SILL OVER 0.09
EL.=73.10m
EL.=72.95m

GROUND FLOOR CLEAR 0.08

SIDEWALK EL.=68.40m

SECTION A-A'



SCALE 1 : 50 DISTANCES ARE IN METRES

PARAPET CLEAR 0.02
EL.=76.49m
EL.=76.35m

EAST BOULEVARD

COLUMN DECORATION OVER 0.06

COLUMN OVER 0.03

WINDOW SILL OVER 0.10
EL.=73.08m
EL.=72.93m

EL.=72.06m

EL.=71.74m

COLUMN DECORATION OVER 0.09

COLUMN CLEAR 0.01

SIDEWALK EL.=68.27m

SECTION B-B'

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Dwg: 4464-CE

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Photo: West Façade of Kirkland's Metal Shop

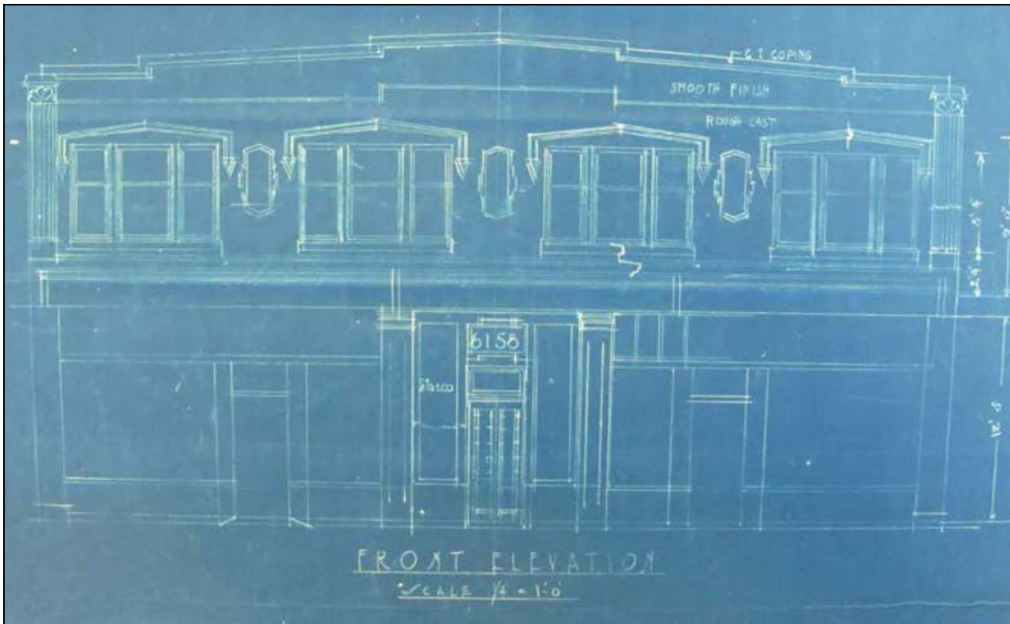


Diagram: Original Front Elevation Drawing (circa 1930)

Rendering: Looking South-East From East Boulevard



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BCGS 92G.025



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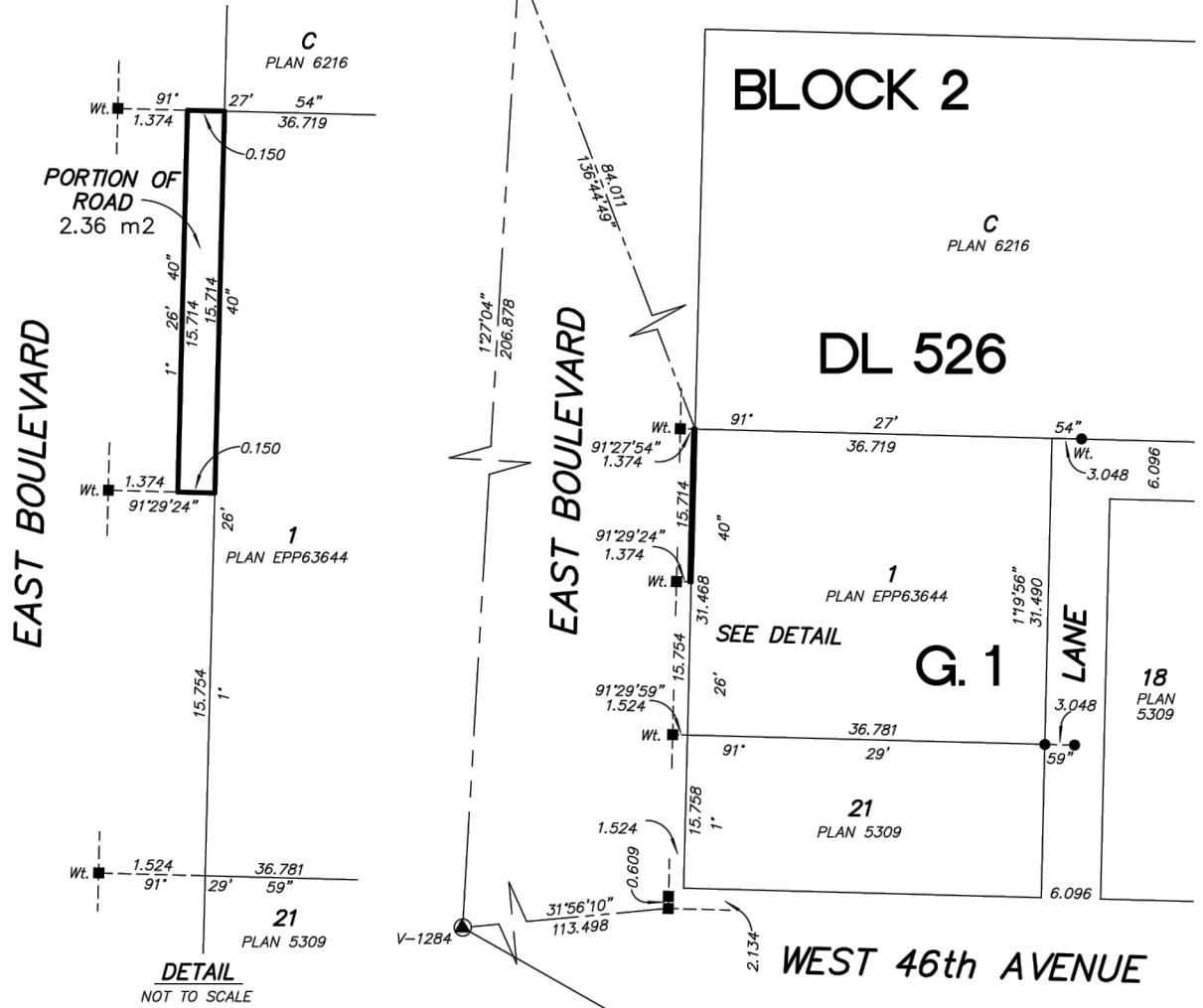
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UTM Easting: 488650.720m
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PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT. BOGS 92G.025



SCALE 1 : 125 DISTANCES ARE IN METRES
THE INTENDED PLOT SCALE OF THIS PLAN IS 560 mm IN WIDTH BY 432 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:125.

INTEGRATED SURVEY AREA No. 31, VANCOUVER, M4D83(CSR5) 4.0.0.BC.1.GVRD

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LEGEND

- m2 DENOTES SQUARE METRES
- m3 DENOTES CUBIC METRES

ELEVATION DERIVATION

ELEVATIONS ARE DERIVED FROM CITY OF VANCOUVER CONTROL MONUMENT No. V-1285 ELEVATION 76.70 (N1028616R2018)



BLOCK 2
C
PLAN 6216

PLAN EPP63644

DL 526

21
PLAN 5309

G.1

EAST BOULEVARD

VOLUME = 12.74 m³

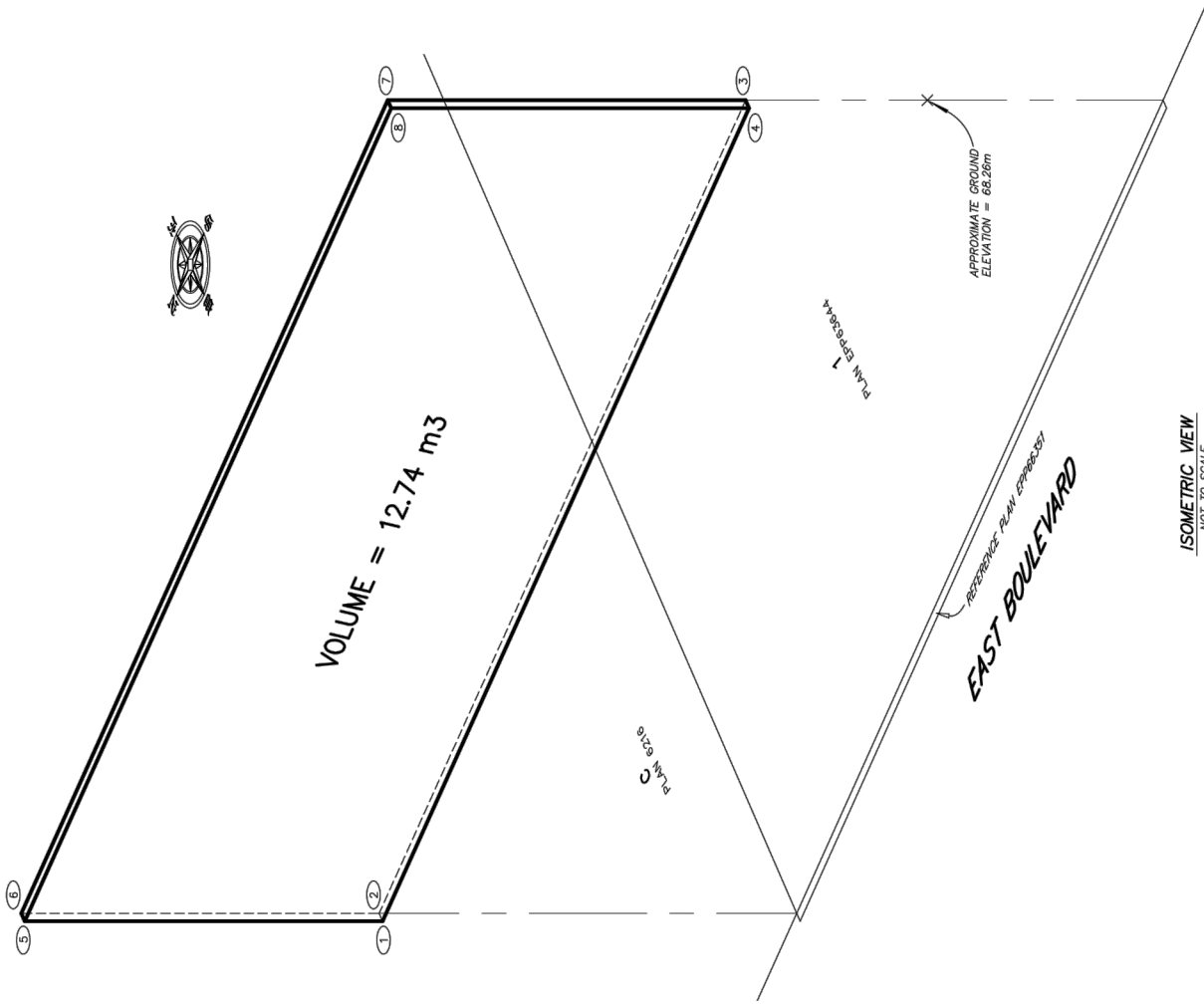


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GARY SUNDVICK, B.G.S. (637)
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EG#191470

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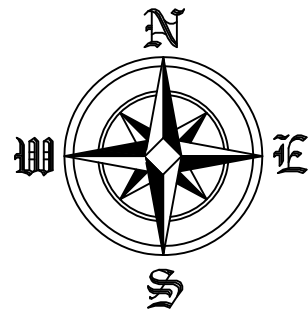
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WINDOW SILL OVER 0.08
GROUND FLOOR CLEAR 0.09

EAST BOULEVARD

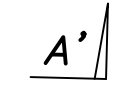


PARAPET CLEAR 0.02
WINDOW SILL OVER 0.10
GROUND FLOOR CLEAR 0.07



GROUND FLOOR TO P/L
C
PLAN 6216
91° 27' 54"
36.719

LINE OF 2nd FLOOR WINDOW SILL 31.468
LINE OF ROOF PARAPET 1° 26' 40"
LINE OF GROUND FLOOR



1
PLAN EPP63644



GROUND FLOOR TO P/L

PARAPET CLEAR 0.03
EL.=77.11m

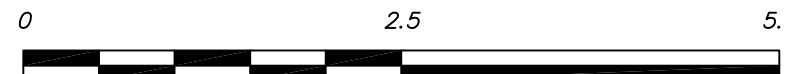
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WINDOW SILL OVER 0.09
EL.=73.10m
EL.=72.95m

GROUND FLOOR CLEAR 0.08

SIDEWALK EL.=68.40m

SECTION A-A'



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EL.=76.35m

EAST BOULEVARD

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COLUMN OVER 0.03

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EL.=72.06m

EL.=71.74m

COLUMN DECORATION OVER 0.09

COLUMN CLEAR 0.01

SIDEWALK EL.=68.27m

SECTION B-B'

EL.=76.64m

EL.=71.58m

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File: 4464
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Photo: West Façade of Kirkland's Metal Shop

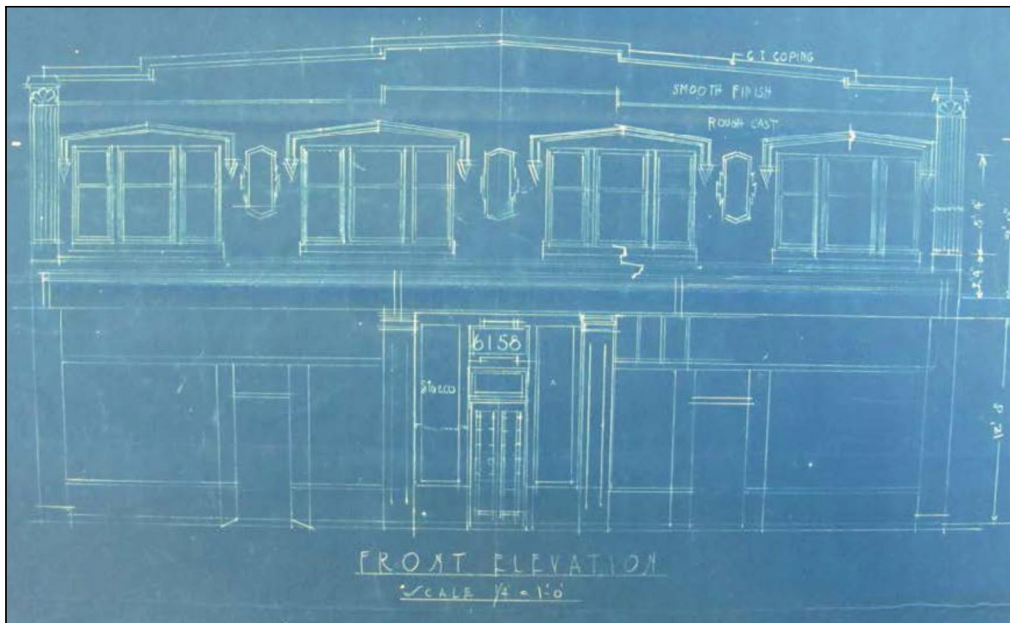


Diagram: Original Front Elevation Drawing (circa 1930)

Rendering: Looking South-East From East Boulevard

