

RESOLUTION

1. **2655 Maple Street – Proposed Closure of Portions of Street to Accommodate Heritage Building Encroachments**

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. Portions of the heritage building constructed on Lot A Block 365 District Lot 526 Group 1 New Westminster District Plan EPP67634 (“Lot A”) encroach onto Maple Street and the lane north of West 11th Avenue;
3. The portions of Maple Street and the lane north of West 11th Avenue which are encroached upon, abutting said Lot A, were dedicated by the deposit of Plan 1949;
4. To provide for the registration of an easement to contain the said encroachments onto Maple Street and the lane north of West 11th Avenue, as required by Section 244 of the Strata Property Act, it is necessary to raise title to the portions of Maple Street and the lane north of West 11th Avenue that are encroached upon;
5. To enable Council to grant the required easement to contain the said encroachments, it is necessary for Council to close and stop-up the volumetric portions of Maple Street and the lane north of West 11th Avenue that are encroached upon.

THEREFORE BE IT RESOLVED THAT the Director of Legal Services be authorized to make application on behalf of the City of Vancouver to raise title in the name of the City of Vancouver to those portions of road and lane dedicated by the deposit of Plan 1949 and included within the heavy bold outline on the Reference Plan, Plan EPP67635, completed and checked by Steven Wong, B.C.L.S., on the 14th day of May, 2019, and numbered File: SU-2851, a reduced copy of which is attached hereto; and

BE IT FURTHER RESOLVED THAT all those volumetric portions of Maple Street and the lane north of West 11th Avenue included within heavy bold outline and illustrated isometrically on the Explanatory Plan, Plan EPP67636, completed and checked by Steven Wong, B.C.L.S., on the 15th day of May, 2019, and numbered File: SV-280, a reduced copy of which is also attached, be closed, stopped-up and that an easement be granted to the owner of abutting Lot A Block 365 District Lot 526 Group 1 New Westminster District Plan EPP67634 to contain the portions of the heritage building which encroach onto Maple Street and the lane north of West 11th Avenue; the said easement to be to the satisfaction of the Director of Legal Services.

* * * * *

**REFERENCE PLAN TO ACCOMPANY AN APPLICATION FOR THE REGISTRATION OF TITLE
IN THE NAME OF THE CITY OF VANCOUVER TO THOSE PORTIONS OF ROAD AND LANE
DEDICATED BY THE DEPOSIT OF PLAN 1949, ADJACENT TO LOT A, BLOCK 365,
DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP67634**

PLAN EPP67635

BCGS:92G.025



All dimensions are in metres and decimals thereof unless otherwise indicated.

The intended plot size of this plan is 432mm in width by 560mm in height (sheet size C) when plotted at a scale of 1:100.

Some symbols and lines have been exaggerated for clarity.



LEGEND:

- lead plug found
- lead plug placed
- standard iron post found
- standard iron post placed
- ⊙ control monument found
- Wt witness
- NF nothing found
- m² square metres

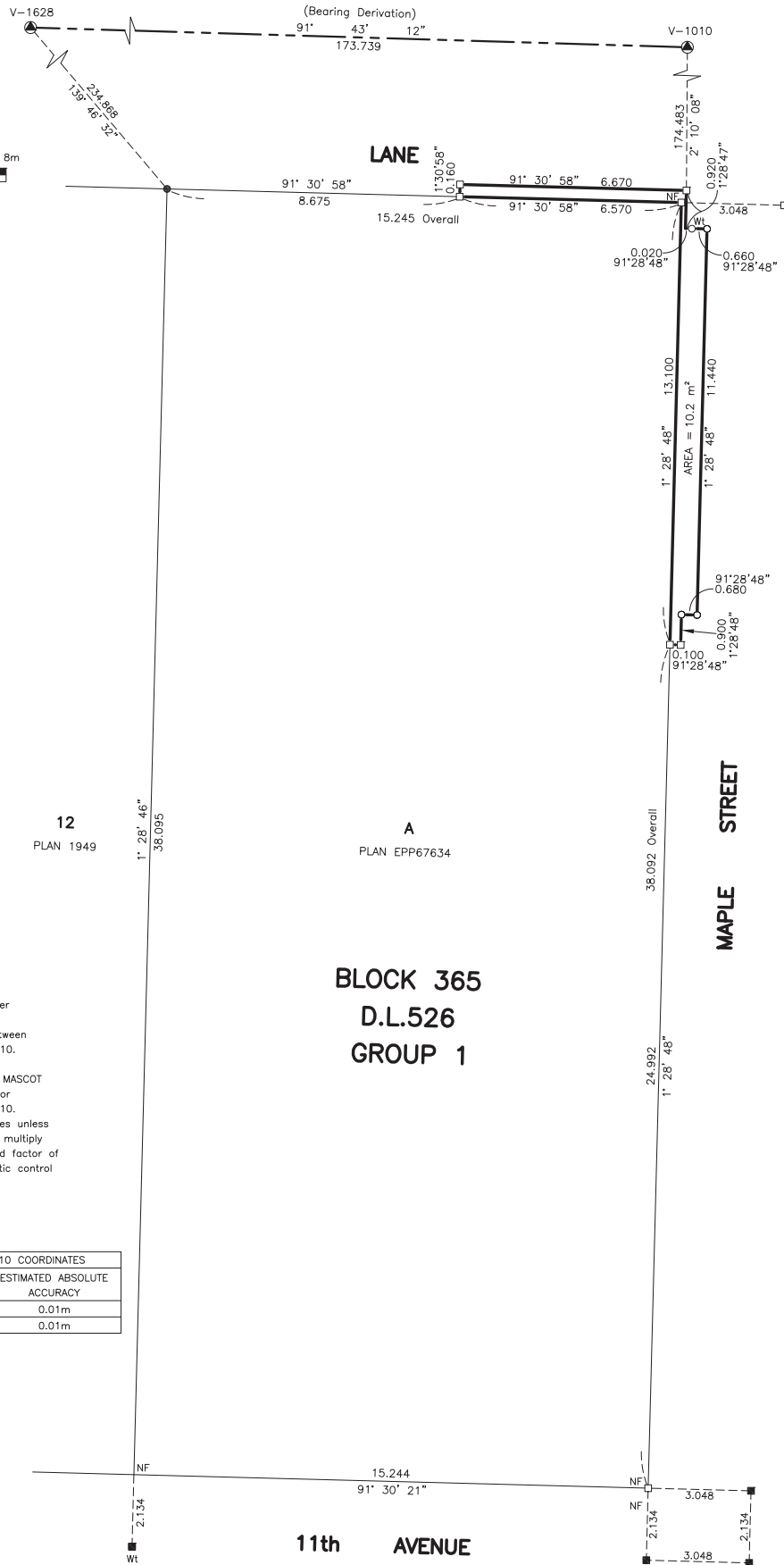
Note: This plan shows one or more witness posts which are not set on the true corner(s).

Integrated Survey Area No. 31, City of Vancouver
NAD83 (CSRS), 4.0.0.BC.1.GVRD
Grid bearings are derived from observations between geodetic control monuments V-1628 and V-1010. The UTM coordinates and estimated absolute accuracy achieved have been derived from the MASCOT published coordinates and standard deviations for geodetic control monuments V-1628 and V-1010. This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995981 which has been derived from geodetic control monument V-1010.

NAD83 (CSRS), 4.0.0.BC.1.GVRD		UTM ZONE 10 COORDINATES		
GCM	NORTHING	EASTING	COMBINED FACTOR	ESTIMATED ABSOLUTE ACCURACY
V-1628	5456810.206	488864.838	0.9995985	0.01m
V-1010	5456804.993	489038.429	0.9995981	0.01m

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160805 FB935 P160
SZ-6064
R-4277, R-9767A
Drawn by: RH

FILE: SU-2851



This plan lies within the Metro Vancouver Regional District.

The field survey represented by this plan was completed on the 6th day of May, 2019.
Steven E. Wong, B.C.L.S. 942

EXPLANATORY PLAN OF VOLUMETRIC EASEMENT OVER THOSE PORTIONS OF ROAD AND LANE INCLUDED IN PLAN EPP67635, DEDICATED BY THE DEPOSIT OF PLAN 1949, ADJACENT TO LOT A, BLOCK 365, DISTRICT LOT 526, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN EPP67634

PURSUANT TO SECTION 99(1)(e), LAND TITLE ACT FOR EASEMENT PURPOSES
BCGS:92G.025

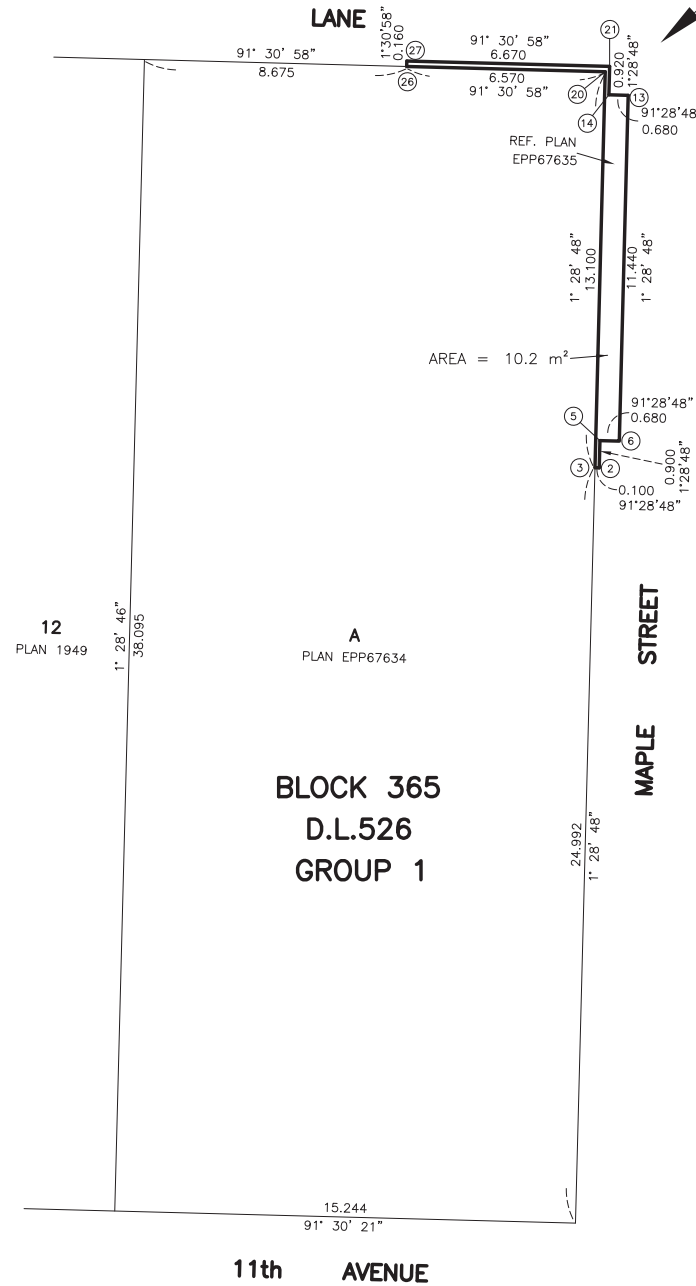


All distances are in metres and decimals thereof unless otherwise indicated

The intended plot size of this plan is 280mm in width by 432mm in height (sheet size B) when plotted at a scale of 1:125. Some symbols and lines have been exaggerated for clarity.

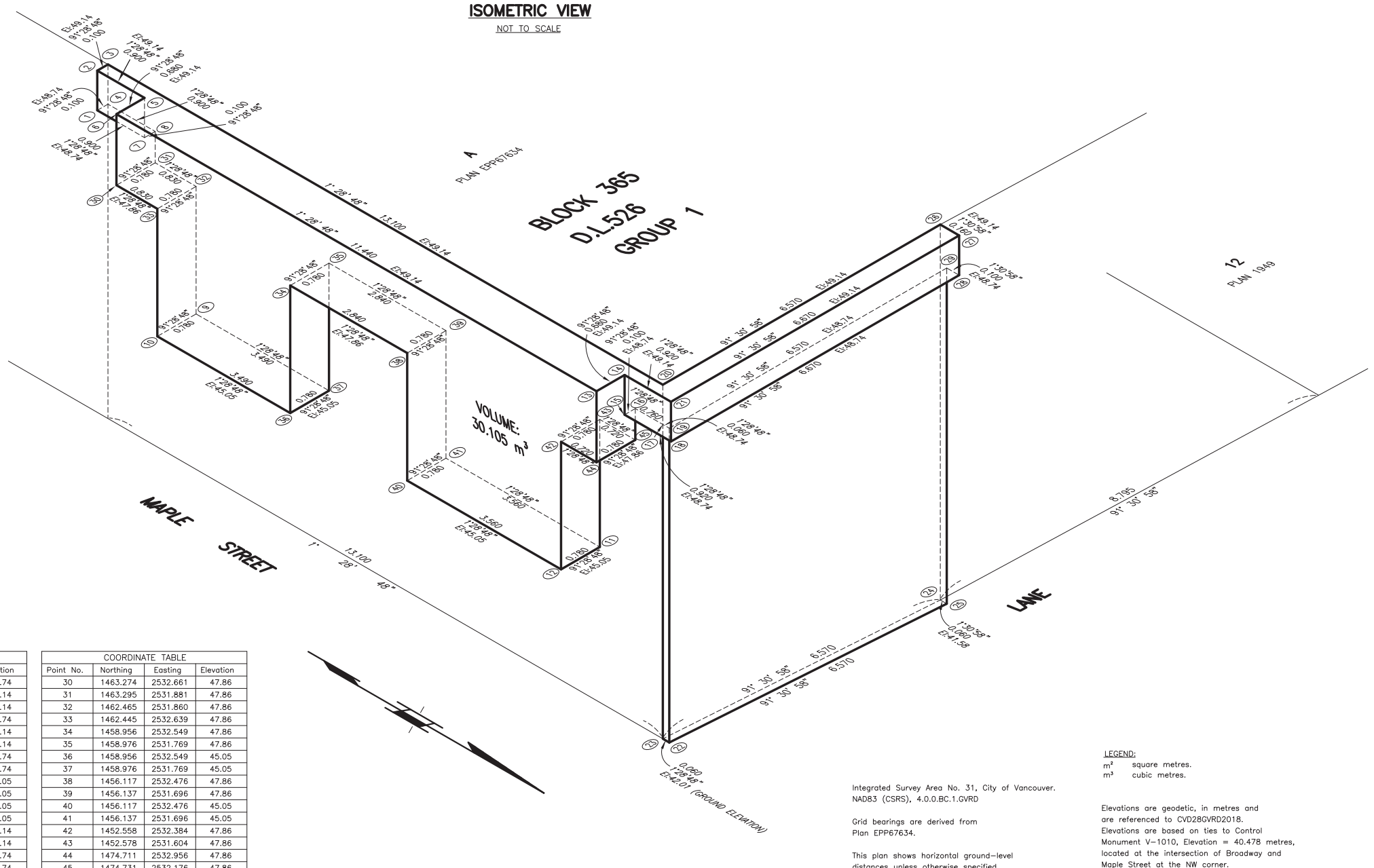
PLAN VIEW

SCALE 1:125



ISOMETRIC VIEW

NOT TO SCALE



Point No.	Northing	Easting	Elevation
1	1462.392	2531.958	48.74
2	1462.392	2531.958	49.14
3	1462.395	2531.858	49.14
4	1462.395	2531.858	48.74
5	1463.292	2531.981	49.14
6	1463.274	2532.661	49.14
7	1463.292	2531.981	48.74
8	1463.295	2531.881	48.74
9	1462.465	2531.860	45.05
10	1462.445	2532.639	45.05
11	1452.578	2531.604	45.05
12	1452.558	2532.384	45.05
13	1474.711	2532.956	49.14
14	1474.728	2532.276	49.14
15	1474.728	2532.276	48.74
16	1474.731	2532.176	48.74
17	1475.491	2532.196	48.74
18	1475.648	2532.300	48.74
19	1475.551	2532.198	48.74
20	1475.491	2532.196	49.14
21	1475.648	2532.300	49.14
22	1475.551	2532.198	42.01
23	1475.491	2532.196	42.01
24	1475.665	2525.628	41.58
25	1475.725	2525.630	41.58
26	1475.665	2525.628	49.14
27	1475.824	2525.633	49.14
28	1475.824	2525.633	48.74
29	1475.725	2525.630	48.74

Point No.	Northing	Easting	Elevation
30	1463.274	2532.661	47.86
31	1463.295	2531.881	47.86
32	1462.465	2531.860	47.86
33	1462.445	2532.639	47.86
34	1458.956	2532.549	47.86
35	1458.976	2531.769	47.86
36	1458.956	2532.549	45.05
37	1458.976	2531.769	45.05
38	1456.117	2532.476	47.86
39	1456.137	2531.896	47.86
40	1456.117	2532.476	45.05
41	1456.137	2531.896	45.05
42	1452.558	2532.384	47.86
43	1452.578	2531.604	47.86
44	1474.711	2532.956	47.86
45	1474.731	2532.176	47.86

LEGEND:
m² square metres.
m³ cubic metres.

Integrated Survey Area No. 31, City of Vancouver.
NAD83 (CSRS), 4.0.0.BC.1.GVRD

Grid bearings are derived from
Plan EPP67634.

This plan shows horizontal ground-level
distances unless otherwise specified.

Elevations are geodetic, in metres and
are referenced to CVD28GVRD2018.
Elevations are based on ties to Control
Monument V-1010, Elevation = 40.478 metres,
located at the intersection of Broadway and
Maple Street at the NW corner.

BOOK OF REFERENCE		
Legal Description	Area	Volume
Lot A, Bk. 365, DL 526, Gp. 1, NWD, Plan EPP67634	10.2 m ²	30.105 m ³

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160805 FB935 P160
SZ-6064, SU-2851
R-4277, R-9767A
Drawn by: RH/NZ

FILE: SV-280

This plan lies within the Metro Vancouver Regional District.

This plan is based on the following Land
Title and Survey Authority of B.C. records:
Plan EPP67634, Plan EPP67635
Steven E. Wong, B.C.L.S. 942
25th day of February, 2019