

## RESOLUTION

### 3. **3493 Commercial Street – Closure of a Portion of Road for Heritage Building Encroachments**

#### 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 roof parapet above bay windows, the bay windows and the exterior trim on the facade of the heritage building on Lot A, District Lot 751, Group 1, New Westminster District, Plan EPP102275 (“Lot A”) encroach onto Commercial Street;
3. The portion of Commercial Street which is encroached upon, abutting said Lot A, were dedicated by the deposit of Plan 1201;
4. To provide for the registration of an easement to contain the said encroachments onto Commercial Street, as required by Section 244 of the Strata Property Act, it is necessary to raise title to the portions of the Road that is 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 Commercial Street that is 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 that portion of road dedicated by the deposit of Plan 1201, included within the heavy bold outline on the Reference Plan EPP118718, completed by Craig Nakamura, B.C.L.S., on the 24th day of February, 2022, and numbered N3790-Road-CL-R3, a reduced copy of which is attached hereto; and

BE IT FURTHER RESOLVED THAT all that volumetric portion of Commercial Street included within heavy bold outline and illustrated isometrically on the Explanatory Plan EPP118719, completed by Craig Nakamura, B.C.L.S., on the 9th day of March, 2022, and numbered N3790-EASE-Vol-R2, 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, District Lot 751, Group 1, New Westminster District, Plan EPP102275 (“Lot A”) to contain the portions of roof parapet above bay windows and bay windows of the heritage building which encroaches onto Commercial Street; the said easement to be to the satisfaction of the Director of Legal Services.

(3493 Commercial Street - Closure of a Portion of Road for Heritage Building Encroachments, as per Council authority March 29th, 2022)

\* \* \* \* \*

REFERENCE PLAN TO ACCOMPANY AN APPLICATION FOR REGISTRATION OF TITLE  
 IN THE NAME OF THE CITY OF VANCOUVER TO THAT PORTION OF ROAD  
 DEDICATED BY THE DEPOSIT OF PLAN 1201, ADJACENT TO LOT A DISTRICT LOT 751  
 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP102275

PLAN EPP118718

B.C.G.S. 92G.025

SCALE 1 : 150



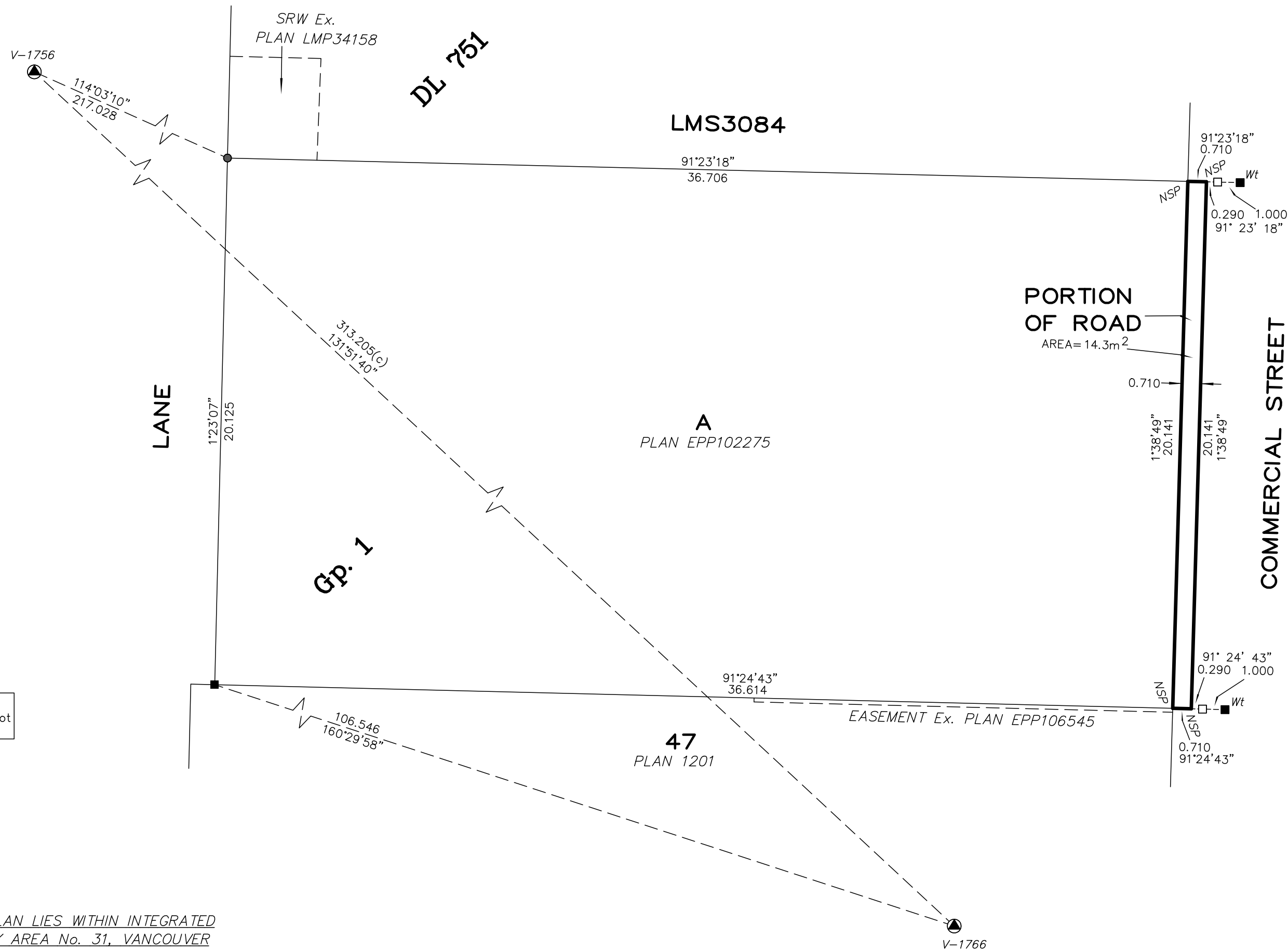
The intended plot size of this plan is 560mm in width  
 by 432mm in height (C size) when plotted at a scale of 1:150.



LEGEND

- ▲ DENOTES CONTROL MONUMENT FOUND
- DENOTES LEAD PLUG FOUND
- DENOTES LEAD PLUG SET
- DENOTES STANDARD IRON POST FOUND
- Wt DENOTES WITNESS
- m<sup>2</sup> DENOTES SQUARE METERS
- (c) DENOTES CALCULATED
- NSP DENOTES NOT SUITABLE FOR POSTING

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



THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No. 31, VANCOUVER

NAD 83 (CSRS) 4.0.0.BC.1.MVRD  
 Grid bearings are derived from observations between geodetic control monuments V-1756 and V-1766, and are referred to the central meridian of UTM Zone 10.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99959565 which has been derived from geodetic control monuments V-1756 and V-1766.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments V-1756 and V-1766.

Some symbol locations have been exaggerated for clarity.

NAD83 (CSRS) 4.0.0.BC.1.MVRD UTM ZONE 10 COORDINATES				
TABLET MARKING	NORTHING	EASTING	COMBINED FACTOR	ESTIMATED ABSOLUTE ACCURACY
V-1766	5455516.274	495041.226	0.9995961	0.01m
V-1756	5455725.200	494808.057	0.9995952	0.01m

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

The field survey represented by this plan was completed on the 24 day of February, 2022.

Craig Nakamura, BCLS 932

**EXPLANATORY PLAN OF VOLUMETRIC EASEMENT OVER PORTION OF CLOSED ROAD INCLUDED IN PLAN EPP118718, DEDICATED BY THE DEPOSIT OF PLAN 1201, ADJACENT TO LOT A DISTRICT LOT 751 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP102275**

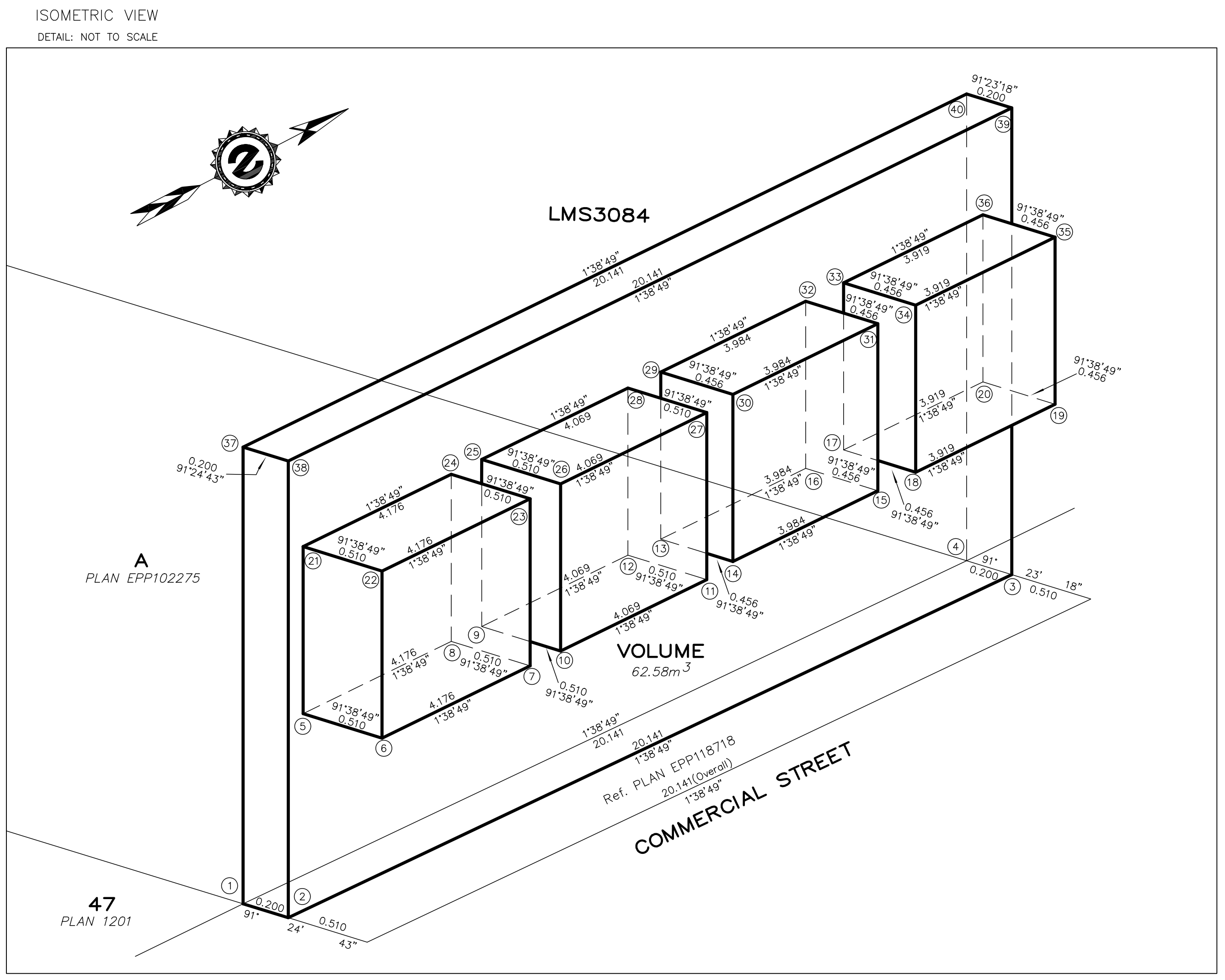
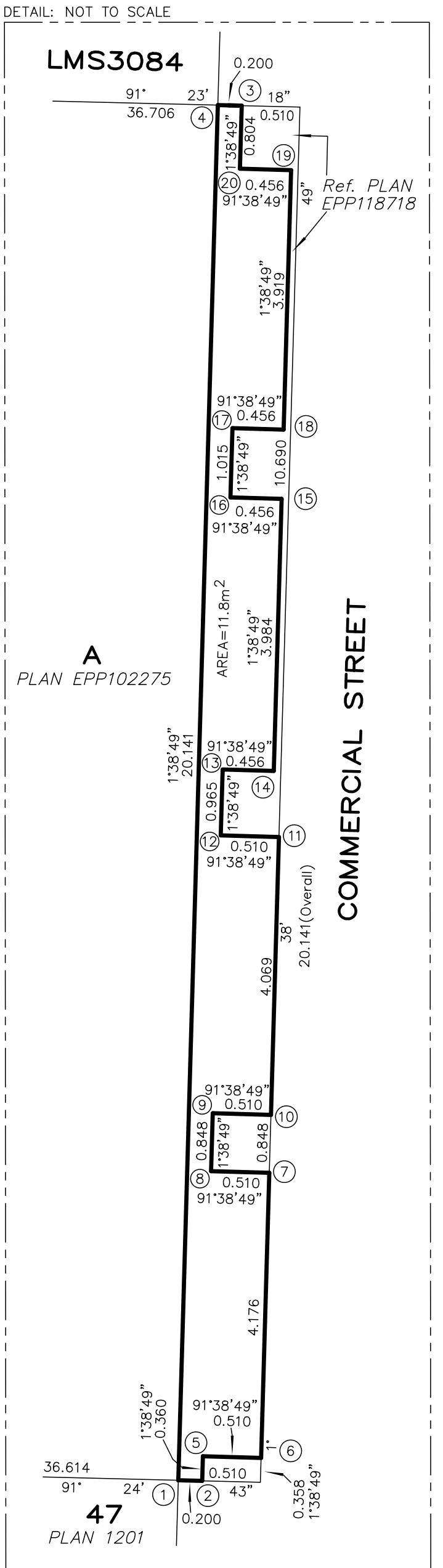
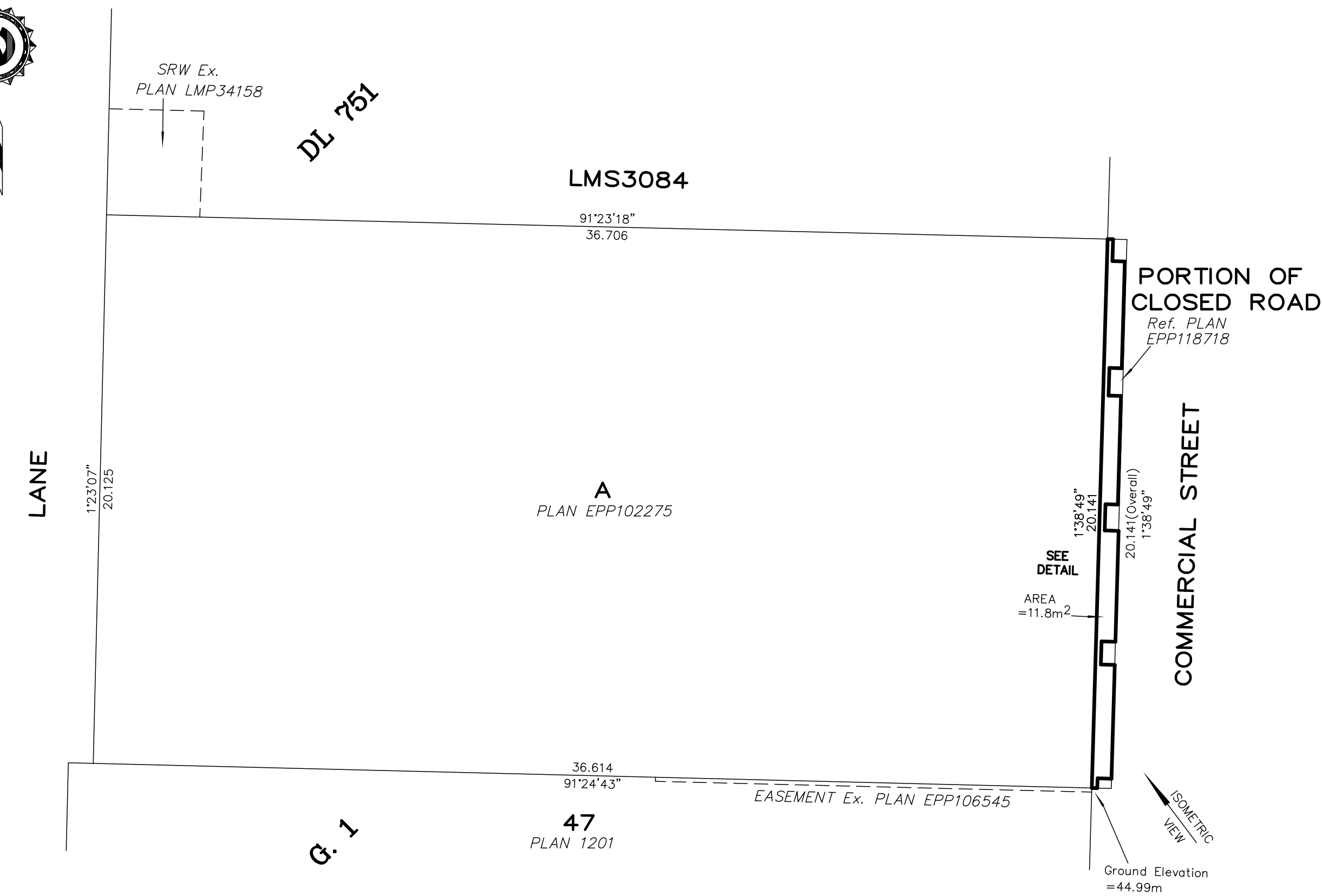
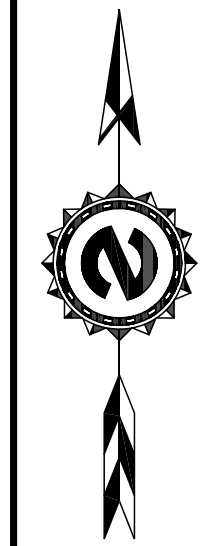
**PLAN EPP118719**

PURSUANT TO SECTION 99(1)(e), Land Title Act  
FOR EASEMENT PURPOSES  
B.C.G.S. 92G.025

SCALE 1 : 150



The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:150.



BOOK OF REFERENCE			
DESCRIPTION	AREA	VOLUME	
PORTION OF CLOSED ROAD ADJACENT TO LOT A DISTRICT LOT 751 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP102275	11.8 m <sup>2</sup>	62.58 m <sup>3</sup>	

COORDINATE TABLE (LOCAL COORDINATES)			
POINT NUMBER	NORTHING	EASTING	ELEVATION
1	4916.073	4717.587	44.99
2	4916.068	4717.787	44.99
3	4936.200	4718.366	44.80
4	4936.205	4718.166	44.80
5	4916.427	4717.798	48.70
6	4916.413	4718.308	48.70
7	4920.587	4718.428	48.70
8	4920.602	4717.918	48.70
9	4921.450	4717.942	48.70
10	4921.435	4718.452	48.70
11	4925.503	4718.569	48.70
12	4925.517	4718.059	48.70
13	4926.482	4718.087	48.70
14	4926.469	4718.542	48.70
15	4930.452	4718.657	48.70
16	4930.465	4718.201	48.70
17	4931.479	4718.230	48.70
18	4931.466	4718.686	48.70
19	4935.384	4718.799	48.70
20	4935.397	4718.343	48.70

COORDINATE TABLE (LOCAL COORDINATES)			
POINT NUMBER	NORTHING	EASTING	ELEVATION
21	4916.427	4717.798	52.25
22	4916.413	4718.308	52.25
23	4920.587	4718.428	52.25
24	4920.602	4717.918	52.25
25	4921.450	4717.942	52.25
26	4921.435	4718.452	52.25
27	4925.503	4718.569	52.25
28	4925.517	4718.059	52.25
29	4926.482	4718.087	52.25
30	4926.469	4718.542	52.25
31	4930.452	4718.657	52.25
32	4930.465	4718.201	52.25
33	4931.479	4718.230	52.25
34	4931.466	4718.686	52.25
35	4935.384	4718.799	52.25
36	4935.397	4718.343	52.25
37	4916.073	4717.587	53.55
38	4916.068	4717.787	53.55
39	4936.200	4718.366	53.55
40	4936.205	4718.166	53.55

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No. 31, VANCOUVER  
NAD 83 (CSRS) 4.0.0.BC.1.MVRD

LEGEND  
m<sup>2</sup> DENOTES SQUARE METERS  
m<sup>3</sup> DENOTES CUBIC METERS

Grid bearings are derived from Plan EPP102275.  
This plan shows horizontal ground-level distances unless otherwise specified.  
Elevations are Geodetic (CVD28 GYRD-2018 - IN METERS) Derived from Control Monument V-1766 located at intersection of 20th and Commercial Street. Elevation = 43.884 metres.



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 EPP102275, Plan EPP118718.  
Craig Nakamura, BCLS 932  
9th day of March, 2022.