



ENGINEERING SERVICES  
Jerry Dobrovolny, P.Eng.  
City Engineer/General Manager

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## MEMORANDUM

September 8, 2017

TO: Mayor and Council

CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Janice MacKenzie, City Clerk  
Jerry Dobrovolny, General Manager, Engineering Services  
Francie Connell, General Manager, Legal Services  
Heidi Granger, Assistant Director Development/Real Estate, Legal Services  
Bill Aujla, General Manager, Real Estate and Facilities Management  
Jerry Evans, Director of Real Estate Services  
Gil Kelley, General Manager, Planning, Urban Design and Sustainability  
Patrice Impey, General Manager, Finance, Risk and Supply Chain Management

FROM: Cheryl Nelms, Deputy General Manager, Engineering Services

SUBJECT: Administrative Motion: Lease Boundary Adjustment (Volumetric Portion of Road under Georgia Viaduct)  
685 Pacific Boulevard - Rogers Arena, South Tower  
Lot 349, False Creek Plan EPP26177

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The purpose of this memo is to provide an explanation for the above noted Administrative Motion.

On March 12, 2013 Council approved Administrative Report RTS 9720 which authorized the lease of a portion of Georgia Street under the Georgia Viaduct and adjacent to Rogers Arena to accommodate a five storey underground parking structure as part of the development of the South Tower at Rogers Arena. Please see the attached Appendix 'B' for location of the subject site.

Since the approval, the lease was registered in the Land Title Office and the parkade structure in Georgia Street and the South Tower on Lot 349 were constructed. During the development application process for the South Tower the City requested design changes to the underground parking structure to include an additional exiting stairway in order to meet the Vancouver Building By-Law, to add an elevator to provide adequate access to bicycle rooms on various levels of the parkade, and to increase the size of the easterly exit stairs to

accommodate integration with the East Tower and Rogers Arena (all to be referred to hereon as the "Additional Structures").

The Additional Structures have now been surveyed and they are found to be beyond the current lease boundaries and therefore some additional volumetric portions of Georgia Street need to be stopped up and leased to the owner. Attached Appendix A shows the additional volumetric portions to be stopped up and leased to the owners of Lot 349.

The 2013 Council Report (RTS 9720) authorized the GMES to make minor and inconsequential amendments to the dimensions of the lease premises but since this lease boundary adjustment requires registration a supplemental Administrative Motion from Council is required to accompany the new survey plan and documents when they are filed in the Land Title Office.

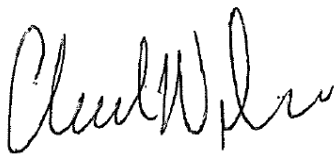
The GMES recommends that the current lease premises be adjusted to include all of the underground parking structure, including the Additional Structures. The additional volumetric portions of Georgia Street are not required for municipal purposes noting that the Additional Structures were added at the behest of the City.

The DRES advises that this lease boundary adjustment does not warrant a change to the rent.

The Administrative Motion will be submitted to the City Clerk for the September 19, 2017 regular Council meeting. A copy of the motion is attached.

The GMES will provide instruction to the DLS to adjust the lease arrangements such that the Additional Structures are accommodated.

If you have any questions, please feel free to contact Al Zacharias, City Surveyor, at 604-873-7214.

A handwritten signature in black ink, appearing to read "Cheryl Nelms". The signature is fluid and cursive, with the first name being more prominent.

Cheryl Nelms, P. Eng., PhD  
Deputy General Manager

AZ/dwp  
Attach.

# A.1

## RESOLUTION

1. **Lease Boundary Adjustment (Volumetric Portion of Road Under Georgia Viaduct) 685 Pacific Boulevard - Rogers Arena, South Tower, Lot 349, False Creek Plan EPP26177**

### 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. A building for market rental purposes has been approved by the City and constructed on Lot 349 False Creek Plan EPP26177 ("Lot 349") for market rental purposes (the "Building");
3. The Building includes a five storey underground parking structure within a volumetric portion of Georgia Street abutting Lot 349 (the "Volumetric Portion");
4. On March 12, 2013 Council resolved that the Volumetric Portion be closed, stopped-up and leased to the owner of Lot 349 for 99 years;
5. The owner of Lot 349 currently leases the Volumetric Portion from the City;
6. The Volumetric Portion is defined on the Explanatory Plan registered in the Land Title Office as Plan EPP27876 and the lease is registered in the Land Title Office as CA3096875;
7. During the development application process the City requested the owner to revise the original design of the underground parking structure to include an additional exiting stairway in order to meet the Vancouver Building By-Law, to add an elevator to provide adequate access to bicycle rooms on various levels of the parkade, and to increase the size of the easterly exit stairs to accommodate integration with the East Tower and Rogers Arena (the "Additional Structures");
8. The Additional Structures have now been surveyed and they are found to be beyond the boundaries of the Volumetric Portion and therefore it is necessary to stop-up and lease additional volumetric portions to the owner (the "Additional Volumetric Portions");
9. The Additional Volumetric Portions are shown on Plan EPP73737 attached hereto;
10. The Additional Volumetric Portions consist of a portion of Georgia Street for which title was raised and registered currently as PID: 029-060-141; That Part of False Creek Shown on Plan EPP27872.

THEREFORE BE IT RESOLVED THAT all that volumetric portion of Georgia Street included within heavy bold outline and illustrated isometrically on Plan EPP73737 prepared by Jesse Morin, B.C.L.S., completed on the 4<sup>th</sup> day of September, 2017, a reduced copy of which is attached as Appendix "A", be closed, stopped-up and leased to the owner of abutting Lot 349 False Creek Plan EPP26177. The lease arrangements to be to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services;

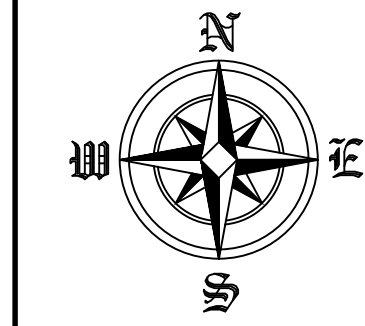
\* \* \* \* \*

**EXPLANATORY PLAN TO ACCOMPANY A VOLUMETRIC LEASE OF A PORTION OF ROAD BEING THAT PART OF FALSE CREEK SHOWN ON PLAN EPP27872 DEDICATED BY THE DEPOSIT OF PLAN LMP12038 ADJACENT TO LOT 349 FALSE CREEK PLAN EPP26177**

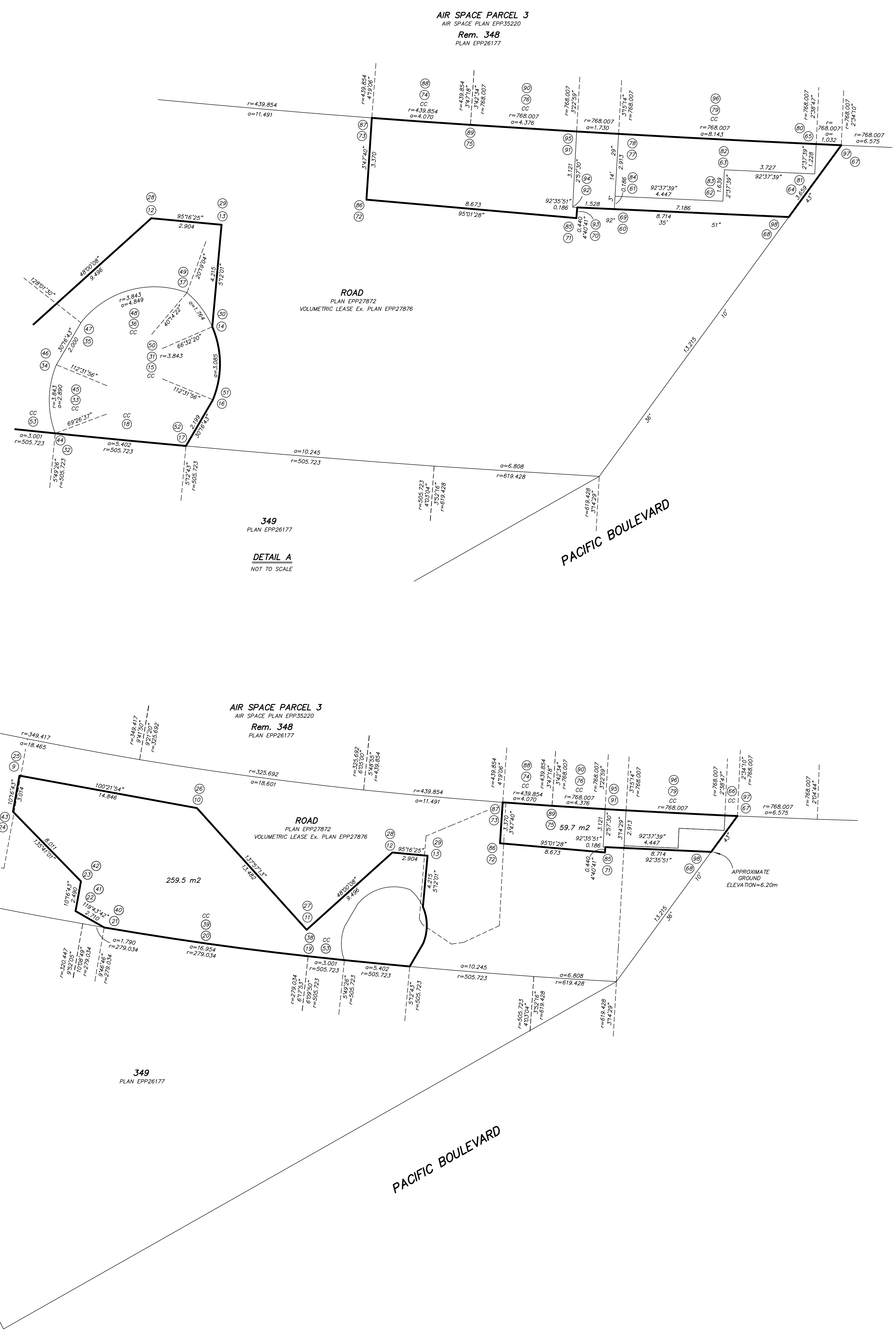
BCGS 92G.025  
 SCALE 1:150 DISTANCES ARE IN METRES  
 THE INTENDED PLOT SCALE OF THIS PLAN IS 1:120 mm IN WIDTH BY 864 mm IN HEIGHT (E SIZE) WHEN PLOTTED AT A SCALE OF 1:150.

INTEGRATED SURVEY AREA No. 31, VANCOUVER  
 NAD83(CSRS) 4.0.G.BC1.G.WD  
 GRID BEARINGS ARE DERIVED FROM PLAN EPP26177.  
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE CORRECTION FACTOR OF 0.9996017.

**LEGEND**  
 m2 DENOTES SQUARE METRES  
 m3 DENOTES CUBIC METRES  
 CC DENOTES CENTRE OF CURVE  
**ELEVATION DERIVATION**  
 ELEVATIONS ARE DERIVED FROM CITY OF VANCOUVER CONTROL MONUMENT No. V-2129 ELEVATION=10.787m NAD83(CSRS) 4.0.G.BC1.G.WD



BOOK OF REFERENCE		
LEGAL DESCRIPTION	AREA	VOLUME
PART OF THAT PART OF FALSE CREEK SHOWN ON PLAN EPP27872	13.9 m <sup>2</sup>	34.8 m <sup>3</sup>
PART OF THAT PART OF FALSE CREEK SHOWN ON PLAN EPP27872	259.5 m <sup>2</sup>	271.7 m <sup>3</sup>
PART OF THAT PART OF FALSE CREEK SHOWN ON PLAN EPP27872	59.7 m <sup>2</sup>	126.7 m <sup>3</sup>
<b>TOTAL</b>	<b>333.1 m<sup>2</sup></b>	<b>433.2 m<sup>3</sup></b>



COORDINATE TABLE			
POINT NUMBER	NORTHING	EASTING	ELEVATION
1	61480.744	5663.509	5.10
2	61482.622	5663.997	5.10
3	61480.818	5670.331	5.10
4	61478.941	5670.443	5.10
5	61480.744	5663.509	7.60
6	61482.622	5663.997	7.60
7	61480.818	5670.331	7.60
8	61478.941	5670.443	7.60
9	61472.521	5691.552	6.10
10	61472.850	5706.155	6.10
11	61462.839	5715.184	6.10
12	61460.193	5722.242	6.10
13	61468.926	5725.133	6.10
14	61464.728	5724.751	6.10
15	61463.198	5721.226	6.10
16	61461.725	5724.376	6.10
17	61459.826	5723.667	6.10
18	61463.458	5719.606	6.10
19	61460.659	5715.305	6.10
20	61738.009	5745.915	6.10
21	61463.030	5698.507	6.10
22	61464.374	5696.166	6.10
23	61466.824	5696.611	6.10
24	61472.556	5691.014	6.10
25	61475.521	5691.552	6.45
26	61472.850	5706.155	6.45
27	61462.839	5715.184	6.45
28	61460.193	5722.242	6.45
29	61468.926	5725.133	6.45
30	61464.728	5724.751	6.45
31	61463.198	5721.226	6.45
32	61460.346	5718.290	6.45
33	61461.695	5721.880	6.45
34	61463.168	5718.338	6.45
35	61464.895	5719.347	6.45
36	61462.527	5722.374	6.45
37	61466.132	5723.708	6.45
38	61460.659	5715.305	6.45
39	61738.009	5745.915	6.45
40	61463.030	5698.507	6.45
41	61464.374	5696.166	6.45
42	61466.824	5696.611	6.45
43	61472.556	5691.014	6.45
44	61460.346	5718.290	11.45
45	61461.695	5721.880	11.45
46	61463.168	5718.338	11.45
47	61464.895	5719.347	11.45
48	61462.527	5722.374	11.45
49	61466.132	5723.708	11.45
50	61463.198	5721.226	11.45
51	61461.725	5724.376	11.45
52	61459.826	5723.667	11.45
53	61463.458	5719.606	6.45
54	61460.659	5715.305	6.45
55	61469.755	5741.307	3.50
56	61469.551	5745.749	3.50
57	61471.168	5748.824	3.50
58	61471.018	5749.548	3.50
59	61472.244	5748.604	3.50
60	62239.432	5785.064	3.50
61	61472.191	5750.635	3.50
62	61469.244	5748.475	3.50
63	61469.569	5741.296	7.11
64	61469.639	5739.770	7.11
65	61469.200	5739.734	7.04
66	61473.034	5735.376	7.55
67	62239.432	5785.064	7.55
68	61472.663	5741.471	7.55
69	61472.244	5748.604	9.00
70	61471.018	5749.548	9.00
71	61471.168	5748.824	9.00
72	61469.551	5745.749	9.00
73	61469.755	5741.307	9.00
74	61469.200	5739.734	9.00
75	61473.322	5731.317	9.00
76	61473.034	5735.376	9.00
77	61472.191	5750.635	9.85
78	61472.764	5739.744	9.85
79	62239.432	5785.064	9.85
80	61472.191	5750.635	9.85
81	61469.244	5748.475	9.85

THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE AND SURVEY AUTHORITY OF BC RECORDS:  
 PLAN EPP27872  
 JESSE MORIN, BCLS (866)  
 REV. DATE OF SEPTEMBER, 2017  
 COPY: 202893  
**THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT**

**PLAN VIEW**

BCGS 92G.025

SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 1120 mm  
 IN WIDTH BY 864 mm IN HEIGHT (E SIZE) WHEN  
 PLOTTED AT A SCALE OF 1:150.

INTEGRATED SURVEY AREA No. 31, VANCOUVER  
 NAD83(CSRS) 4.0.0.BC.1.GWID  
 GRID BEARINGS ARE DERIVED FROM PLAN EPP26177.

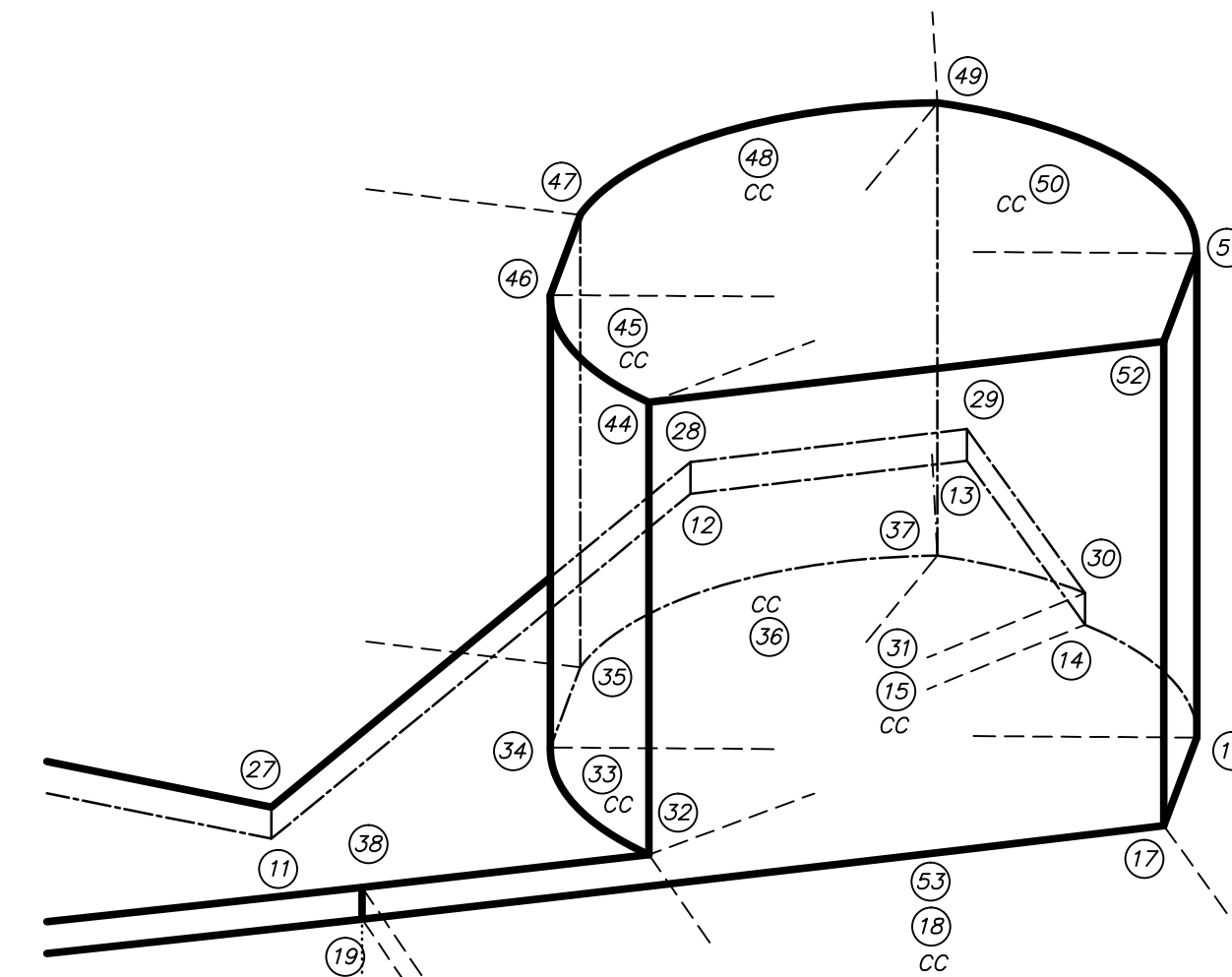
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**LEGEND**

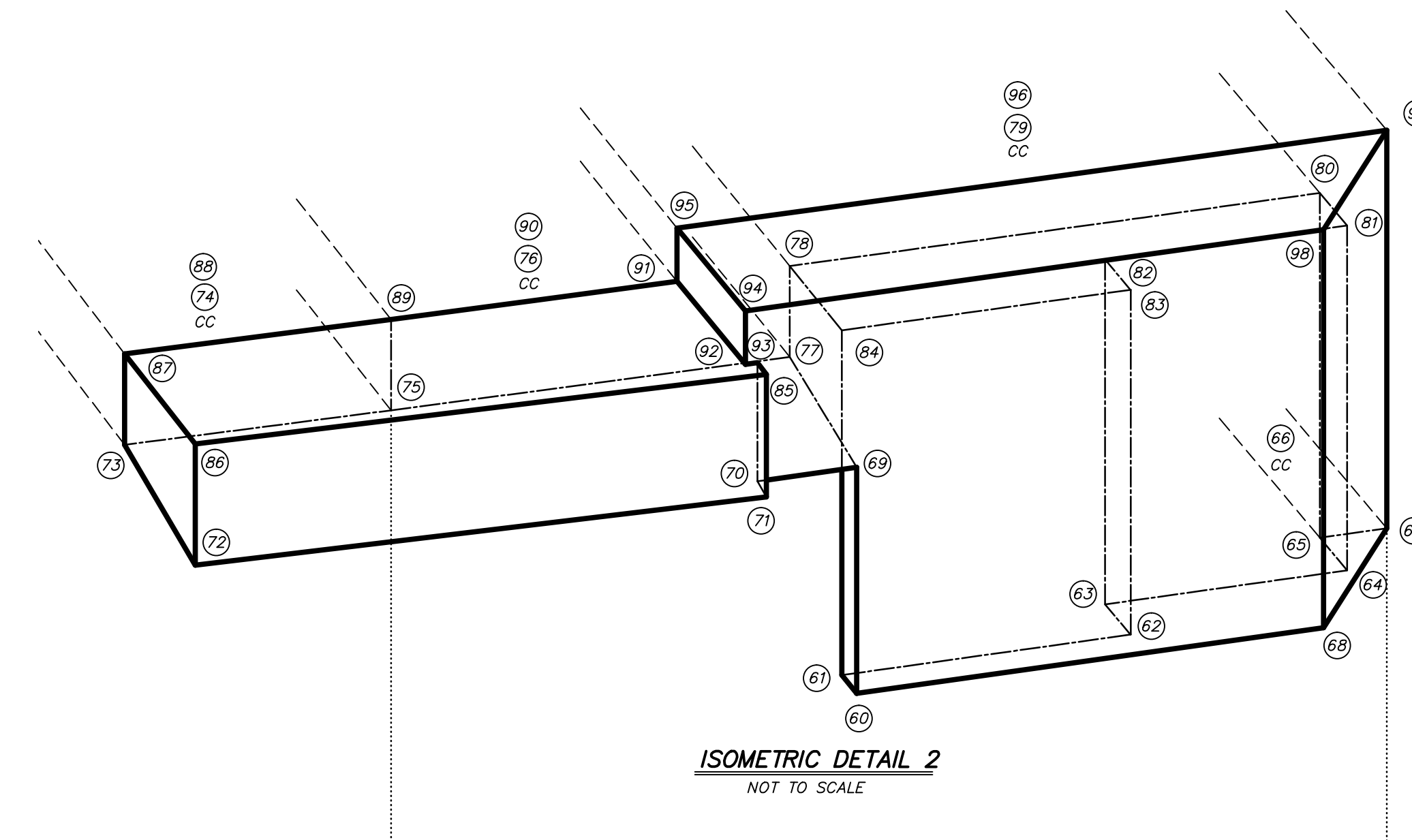
- m<sup>2</sup> DENOTES SQUARE METRES
- m<sup>3</sup> DENOTES CUBIC METRES
- CC DENOTES CENTRE OF CURVE

**ELEVATION DERIVATION**

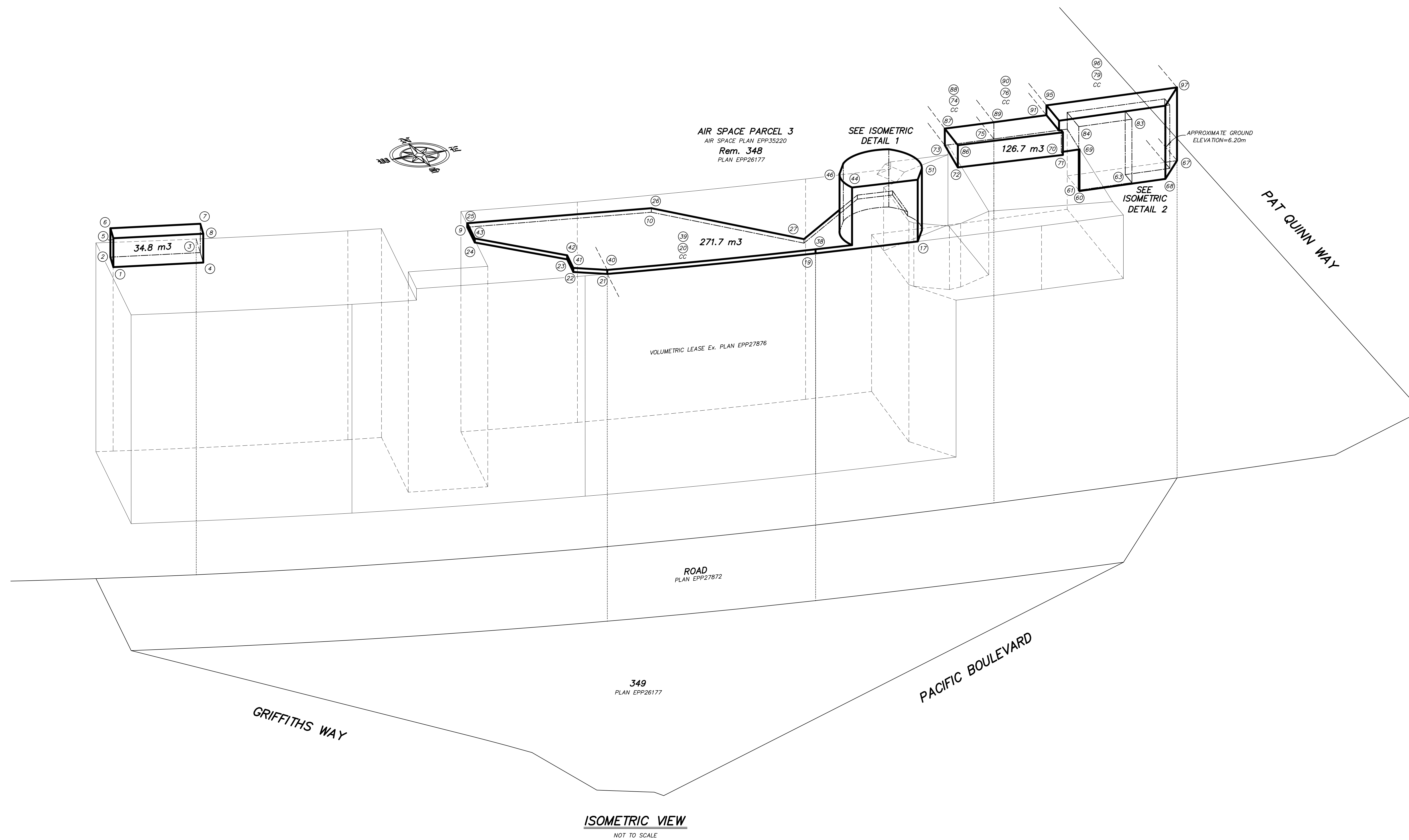
ELEVATIONS ARE DERIVED FROM CITY  
 OF VANCOUVER CONTROL MONUMENT  
 No. V-2129 ELEVATION=10.787m  
 NAD83(CSRS) 4.0.0.BC.1.GWID



**ISOMETRIC DETAIL 1**  
 NOT TO SCALE



**ISOMETRIC DETAIL 2**  
 NOT TO SCALE



**ISOMETRIC VIEW**  
 NOT TO SCALE

# SKETCH PLAN SHOWING LOCATION OF THE GEORGIA ST. LEASE

NOT TO SCALE

