



Governance and Priorities Committee Report

For the Meeting of June 12, 2014

To: Governance and Priorities Committee **Date:** May 27, 2014
From: Robert Woodland,
Director of Legislative & Regulatory Services
Subject: Grant of Easements – 1312/14 Government Street

Executive Summary

The purpose of this report is to seek Council approval to grant easements in respect of part of the building and bay windows which extend over the sidewalk at 1312/14 Government Street.

The developer of the former New England Hotel, 1312 Government Street Inc., was granted a heritage alteration permit in 2011 to rehabilitate the building and provide 21 residential apartment units on the upper floors and one commercial unit on the ground floor. A new one-storey addition to the roof of the existing four-storey building was also approved. The former hotel is a significant heritage designated building in DPA-1(HC) Old Town and Chinatown. A location plan and photograph are attached in Schedules A and B respectively.

The front wall of the building is constructed beyond the property line and, in addition, four bay windows extend over the sidewalk as shown in Schedule B. Consequently, easements are required to authorize these encroachments into the road right of way. The proposed easement area, 12.5 square metres, will be created following the raising of title in the City's name for a portion of the right of way. The planimetric and volumetric easements are shown in Schedules C and D respectively.

All legal documentation and plans have been prepared by the developer and submitted to the City Solicitor for approval, thus minimising the City's costs. In similar cases, Council has previously accepted a nominal consideration of \$10.00 to reflect the heritage value of the subject features. The proposed easements will terminate in the event that the building is demolished or modified in such a way that it no longer encroaches into the right of way.

The recommended course of action is to enter into the proposed easements as the front wall and bay windows are part of the heritage designation of the building. The publication of notices of Council's intention to enter into them is a precondition of their final execution.

Recommendation:

That Council authorizes staff to enter into easements with 1312 Government Street Inc. at 1312/14 Government Street for historic brickwork and bay windows, subject to the publication of the notices required under the Community Charter.

Respectfully submitted



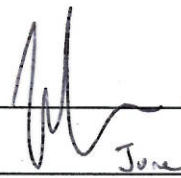
Neil Turner
Property Manager



Robert Woodland
Director of Legislative
& Regulatory Services

Report accepted and recommended by the City Manager:

Date:


June 3, 2014

Schedule A
Location Plan



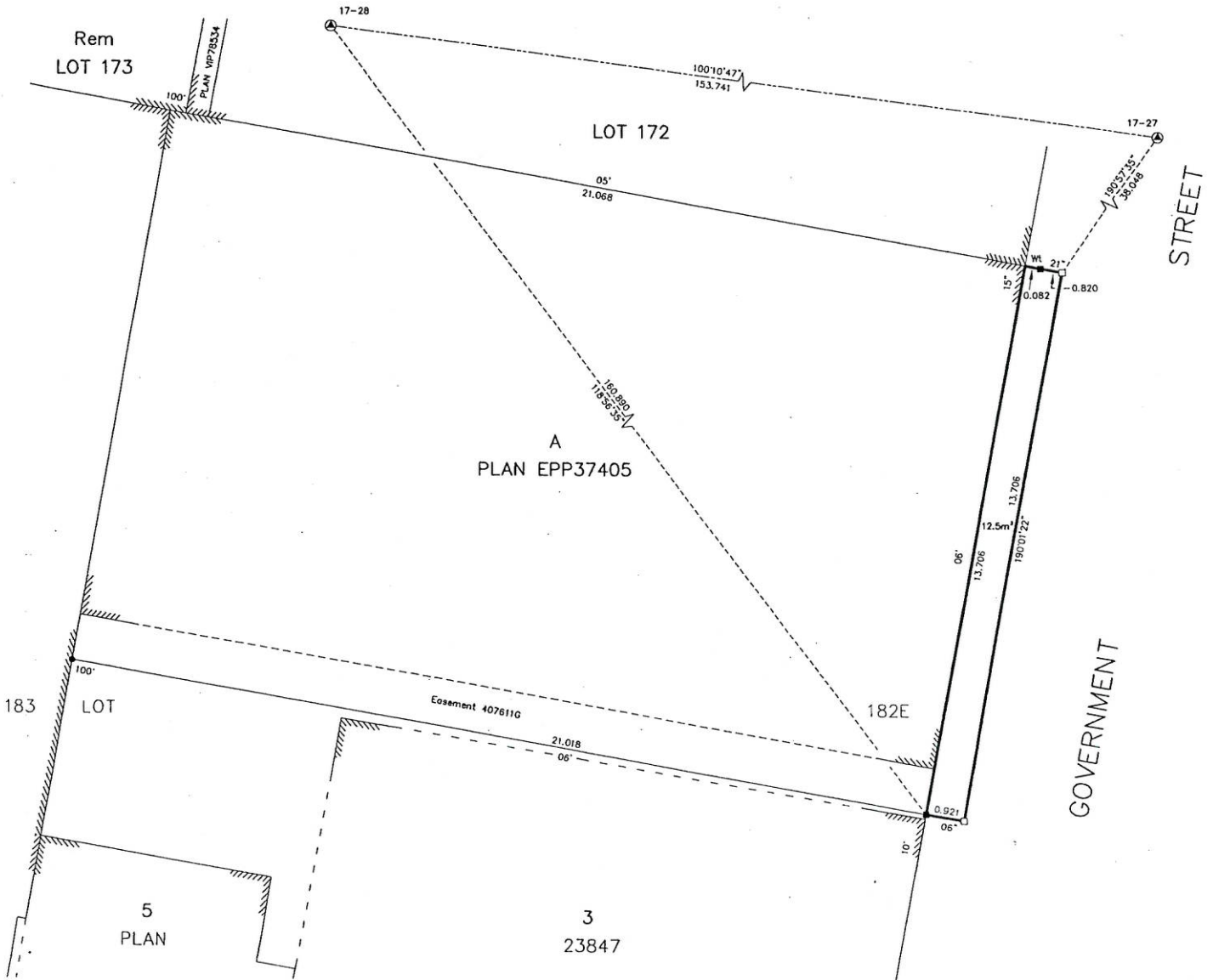
Schedule B
New England Hotel



Courtesy of BC Archives collections - Call Number: B-05072
Web: www.bcarchives.gov.bc.ca Email: access@www.bcarchives.gov.bc.ca

ROYAL BC MUSEUM

Schedule C Planimetric Easement



Schedule D Volumetric Easement

