



Governance and Priorities Committee Report

Date: February 4, 2014 **From:** Craig Stenberg, ASCT, Sr Tech, Land Development
Subject: Encroachment Agreement for 1101 Fort Street

Purpose

For the City of Victoria to enter into an Encroachment Agreement with ABSTRACT DEVELOPMENTS INC. 1976 OAK BAY AVENUE, VICTORIA BC V8R 1E2 to allow the anchor rods to remain in the City Street during and upon completion of the construction of the New Building at 1101 Fort Street.

Executive Summary

This Project has a Development Permit Application which identifies underground parking and a mechanical room to a depth of 4.02 metres below the current road surface. The building face has a zero set back from the property lines on Fort Street and Cook Street. In order to place the footing and foundation walls the contractor will need to either excavate into the right of way of the streets causing traffic disruption or shore the face of the excavation to ensure the street stays in place.

The geotechnical engineer has proposed anchoring the temporary shoring by means of rock anchors which will encroach into the street under all existing infrastructure. During the backfill portion of the project the anchors will be de-tensioned and cut off from the shoring within the City right-of-way. The anchors will be left in the right-of-way as there is no practical way to remove them once the building walls are installed.


The City of Victoria will inherit the rock anchors in the road right-of-way upon completion of the project.


There should be no impact to existing City of Victoria or Utility infrastructure. The recommendation would be forwarded for consideration, following the Public Hearing for the proposed Development Permit Application.

Recommendation

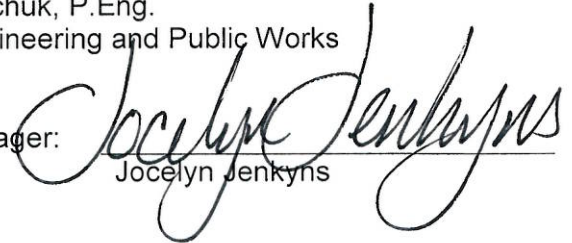
Direct City Staff to prepare and enter into an Encroachment Agreement for the excavation of a portion of the street during construction and allow the shoring material to remain in the right-of-way after completion of the project, for a fee of \$750 plus \$25 per area of exposed shored face during construction.

Respectfully submitted,


Craig Stenberg, ASCT
Senior Engineering Technologist


Dwayne Kalynchuk, P.Eng.
Director of Engineering and Public Works

Report accepted and recommended by the Acting City Manager:


Jocelyn Jenkins