



ADMINISTRATIVE REPORT

Report Date: September 6, 2016
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VanRIMS No.: 08-2000-20
Meeting Date: October 18, 2106

TO: Vancouver City Council

FROM: General Manager of Engineering Services in Consultation with the General Manager of Real Estate and Facilities Management

SUBJECT: Closure and Sale of a Portion of Road Adjacent to 5045 Boundary Road

RECOMMENDATION

- A. THAT Council close, stop-up and convey to the owner of 5045 Boundary Road ("The Abutting Lands", as described in Appendix A) that 99.64 square metre portion of road (the "Road Portion"), the same as generally shown hatched on the plan attached as Appendix B, subject to the terms and conditions noted in Appendix A.
- B. THAT the sale proceeds of \$220,000.00 be credited to the Property Endowment Fund (PEF).

REPORT SUMMARY

This report seeks Council authority to close, stop-up and convey the Road Portion to the owner of the Abutting Lands.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

The authority for closing and disposing of streets and lanes is set out in the Vancouver Charter.

It is Council policy and practice that property assets declared surplus to civic needs are transferred to the PEF or are sold with the proceeds credited to the PEF.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Engineering Services and the General Manager of Real Estate and Facilities Management recommend approval of the foregoing.

REPORT

Background/Context

The Road Portion was established as road by Council Resolution in 1938. The Road Portion is an anomaly within the subject block and does not appear to have ever been used for public access or utility purposes. The Road Portion has historically been used as front yard space (grassed and landscape areas) for the Abutting Lands.

The owner of the Abutting Lands has applied to purchase the Road Portion. Following consolidation, it is anticipated that the Abutting Lands and Road Portion will be redeveloped in accordance with applicable City regulations and policies, potentially together with one or more of the adjacent vacant properties (5027, 5035 and 5053 Boundary Road).

Strategic Analysis

Closure and Sale of the Road Portion will be an important component of the future redevelopment of the vacant lands at this location. An Engineering Services review of this matter has concluded that the Road Portion is surplus to civic needs and is available for sale to the Abutting Lands owner, subject to the conditions detailed in Appendix A of this report.

The Director of Real Estate Services has negotiated a sale of the Road Portion for \$220,000.00 plus applicable taxes based on comparable land values. The Director of Real Estate Services advises that the sale price of \$220,000.00 represents fair market value for the Road Portion to be conveyed to the Abutting Lands owner. The Abutting Lands owner will be responsible for all costs, plans, documents and Land Title Office fees required to complete the conveyance.

Implications/Related Issues/Risk (if applicable)

Financial

The Director of Real Estate Services recommends a purchase price for the Road Portion of \$220,000.00. The sale proceeds of \$220,000.00 will be credited to the PEF.

CONCLUSION

The General Manager of Engineering Services, in consultation with the General Manager of Real Estate and Facilities Management, recommends approval of the recommendations contained in this report.

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1. The Road Portion to be closed is to be consolidated with, as a minimum, the Abutting Lands ([PID:012-262-731] Lot 4, Except the East 33 Feet Now Road, South ½ of Block 110 District Lots 36 and 51 Plan 3175) to form a single parcel, the same as generally shown within the heavy outline of Appendix B, to the satisfaction of the Director of Legal Services;
2. The owner of the Abutting Lands to pay \$220,000.00 plus applicable taxes for the Road Portion, in accordance with the recommendation of the Director of Real Estate Services;
3. The Abutting Lands owner to enter into a “support” agreement with the City for registration on the title of the consolidated parcel, to the satisfaction of the GMES and the Director of Legal Services, such that the owner will be responsible for the continuing provision of support for Boundary Road at this location;
4. The Abutting Lands owner to be responsible for all necessary plans, documents, and Land Title office fees;
5. The Director of Legal Services or the Director of Real Estate Services, as applicable, to execute all plans, transfers, and documents as required;
6. Any agreements are to be drawn to the satisfaction of the Director of Legal Services;
7. No legal right or obligation shall be created and none shall arise hereafter until the documents are executed by the parties thereto, and fully registered in the Land Title Office.

SKETCH PLAN SHOWING PORTION OF ROAD
ADJACENT TO LOT 4, EXCEPT THE EAST 33' NOW ROAD,
SOUTH 1/2 OF BLOCK 110, DISTRICT LOTS 36 & 51
PLAN 3175

NOT TO SCALE



