



CITY OF VANCOUVER

A10

ADMINISTRATIVE REPORT

Report Date: August 22, 2005
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Meeting Date: September 13, 2005

TO: Vancouver City Council

FROM: General Manager of Engineering Services in Consultation with the Director of Real Estate Services, the Director of Legal Services and the Project Manager, South East False Creek & Olympic Village

SUBJECT: South East False Creek & Olympic Village - Road Closures and Consolidations

RECOMMENDATION

- A. THAT Council accept for information this report which lays out the process by which a number of perimeter property matters related to the City lands at South East False Creek ("SEFC") will be addressed.
- B. THAT Council authorize the Director of Legal Services ("DLS") in consultation with the Director of Real Estate Services ("DRES"), the General Manager of Engineering Services ("GMES") and the Project Manager, South East False Creek & Olympic Village ("PMSEFC") to proceed with plans and documents required to establish as Road all those portions (69.0 square metres +/-) of City-owned (PID 011-704-390); Lot 179, False Creek, Plan 21847 ("Lot 179") the same as shown heavy outlined on the sketch attached hereto as Appendix "A".
- C. THAT Council close and stop-up:
 - i. all that portion of Road dedicated by the deposit of Reference Plan 2923 on August 4, 1945 and being the same as shown in heavy outline on the plan attached hereto as Appendix "B";

- ii. all that portion of Road dedicated by the deposit of Plan 590 on August 4, 1891 and being the same as shown hatched on the plan attached hereto as Appendix "B";
- iii. all that portion of Road dedicated by the deposit of Plan 5832 on August 3, 1927 and being the same as shown cross-hatched on the plan attached hereto as Appendix "B"; and
- iv. (PID 023-421-045); That Part of Lot K in LMP 28213, Block 279, District Lot 526, Group 1, New Westminster District, Plan 20199 ("Part Lot K") established as Road by document filed BK 133883 the same as shown labelled "Road Plan LMP 28213" on the plan attached hereto as Appendix "B";

all subject to:

- a. the said portions of road being consolidated with the abutting lands, more particularly described as:
 - 1. (PID: 006-865-968); Lot 139, except Plan BCP5395, False Creek, New Westminster District, Plan 20090 ("Lot 139"); and
 - 2. (PID: 016-682-408); Lot 56, except Plan BCP5395, District Lot 2064, Group 1, New Westminster District, Plan 5568, ("Lot 56")

to form a single parcel, to be "Lot 306", the same as shown heavy outlined on the sketch attached hereto as Appendix "C";
 - b. a reservation on disposition of Lot 306 until arrangements are made to the satisfaction of the GMES, DLS, DRES and PMSEFC for rights-of-way and /or dedication as road of those portions of Lot 306 containing the Cambie Street Bridge, it's northbound on ramp from 2nd Avenue, various existing City sewers and any other City or public utilities associated with Lot 306;
- D. THAT Council authorize the DLS in consultation with the DRES, the GMES and the PMSEFC to proceed with plans and documents required to complete:
- i. the establishment as Road of all those portions of Lot 306 required for the Commodore Road - 1st Avenue connection the same as shown labelled, "Road to be Established" and shown hatched on the plan attached hereto as Appendix "C"
 - ii. rights-of-way or other arrangements for those portions of Lot 306 containing the Cambie Street Bridge, it's northbound on ramp from 2nd Avenue, various existing City sewers and any other City or other public utilities associated with Lot 306; the timing of completion of these rights-of-way and other arrangements to the satisfaction of the GMES.
- E. THAT Council close and stop-up (PID: 011-071-753); That Part of Lot 1 in Explanatory Plan 16373, Block 1, District Lot 302, Plan 5832 ("Part Lot 1") as established Road by document filed K67318 deposited in the Land Title Office on October 19, 1982, the same as shown shaded on the sketch attached hereto as Appendix "B" subject to:

- i. consolidation of the Closed Road, Part Lot 1, with City owned:
 - a. (PID: 011-071-711); Lot 1, except part in Explanatory Plan 16373, now Road, Block 1, District Lot 302, Plan 5832;
 - b. (PID: 011-071-184); Lot 2, Block 1, District Lot 302, Plan 5832;
 - c. (PID: 011-071-192); Lot 3, Block 1, District Lot 302, Plan 5832;
 - d. (PID: 011-071-214); Lot 4, Block 1, District Lot 302, Plan 5832;
 - e. (PID: 011-071-257); Lot 5, Block 1, District Lot 302, Plan 5832;
 - f. (PID: 011-071-273); Lot 6, Block 1, District Lot 302, Plan 5832;
 - g. (PID: 011-071-290); Lot 7, Block 1, District Lot 302, Plan 5832;
 - h. (PID: 011-071-320); Lot 8, Block 1, District Lot 302, Plan 5832;
 - i. (PID: 011-071-346); Lot 9, Block 1, District Lot 302, Plan 5832;
 - j. (PID: 024-716-367); Lot 10, Block 1, District Lot 302, Group 1, New Westminster District, Plan 5832;
 - k. (PID: 011-071-401); Amended Lot 11, Block 1, District Lot 302, Plan 5832; and
 - l. (PID: 016-679-831); Lot 55, except Plan BCP5395, District lot 2064, Group 1, New Westminster District, Plan 5568:

to form a single parcel the same as shown in heavy outline on the plan attached hereto as Appendix "D", to be "Lot 308."

- F. THAT Council authorize the DLS in consultation with the DRES, the GMES and the PMSEFC to proceed with the consolidation of City-owned:
 - a. (PID: 011-071-427); Amended Lot 12 (see 284180L), Block 1, District Lot 302, Plan 5832;
 - b. (PID: 011-071-435); Lot 13, Block 1, District Lot 302, Plan 5832;
 - c. (PID: 011-071-451); Lot 14, Block 1, District Lot 302, Plan 5832;
 - d. (PID: 011-071-494); Lot 15, Block 1, District Lot 302, Plan 5832;
 - e. (PID: 011-071-516); Amended Lot 16 (see 28941K), Block 1, District Lot 302, Plan 5832;
 - f. (PID: 004-670-779); Lot 21, Block 1, District Lot 302, Plan 5832;

- g. (PID: 004-670-809); That Part of Lot 22 lying to the north of the Right of Way marked "V.V. & E. RY. & N. CO." on Plan 5832, Block 1, District Lot 302, Plan 5832;
- h. (PID: 011-071-575); That Part of Lot 22 marked "V.V. & E. RY. & N. CO. Right of Way" on Plan 5832, Block 1, District Lot 302, Plan 5832;
- i. (PID: 004-670-817); That Part of Lot 23 lying to the north of the Right of Way marked "V.V. & E. RY. & N. CO. on Plan 5832, Block 1, District Lot 302, Plan 5832;
- j. (PID: 011-071-583); That Part of Lot 23 marked "V.V. & E. RY. & N. CO. Right of Way" on Plan 5832, Block 1, District Lot 302, Plan 5832;
- k. (PID: 004-670-825); That Part of Lot 24 lying to the north of the Right of Way marked "V.V. & E. RY. & N. CO." on Plan 5832, Block 1, District 302 Plan 5832;
- l. (PID: 011-071-605); That Part of Lot 24 marked "V.V. & E. RY. & N. CO. Right of Way" on Plan 5832, Block 1, District Lot 302, Plan 5832;
- m. (PID: 004-670-833); That Part of Lot 25 lying to the north of the Right of Way marked "V.V. & E. RY. & N. CO." on Plan 5832, Block 1, District Lot 302, Plan 5832;
- n. (PID: 011-071-613); That Part of Lot 25 marked "V.V. & E. RY. & N. CO. Right of Way" on Plan 5832, Block 1, District Lot 302, Plan 5832;
- o. (PID: 004-670-850); That Part of Lot 26 lying to the north of the Right of Way marked "V.V. & E. RY. & N. CO." on Plan 5832, Block 1, District Lot 302, Plan 5832;
- p. (PID: 011-071-630); That part of Lot 26 marked "V.V. & E. RY. & N. CO. Right of Way" on Plan 5832, Block 1, District Lot 302, Plan 5832;
- q. (PID: 004-670-868); That Part of Lot 27 lying to the north of the Right of Way marked "V.V. & E. RY. & N. CO." on Plan 5832, Block 1, District Lot 302, Plan 5832 ;
- r. (PID: 011-071-664); That Part of Lot 27 marked "V.V. & E. RY. & N. CO. Right of Way" on Plan 5832, Block 1, District Lot 302, Plan 5832;
- s. (PID: 016-675-355); Lot 52, except Plan BCP5395, District Lot 2064, Group 1, New Westminster District, Plan 5568;
- t. (PID: 016-675-380); Lot 52A, except Plan BCP5395, District Lot 2064, Group 1, New Westminster District, Plan 5568;
- u. (PID: 009-001-891); Lot A, except Plan BCP5395, Block 1, District Lots 302 and 2064, Group 1, New Westminster District, Plan 11857; and

- v. (PID: 016-214-064); Lot 54, except Plan BCP5395, District Lot 2064, Group 1, New Westminster District, Plan 5568:

to form a single parcel the same as shown in heavy outline on the plan attached hereto as Appendix "E" to be "Lot 309."

G. THAT Council close and stop-up:

- i. all that portion of Columbia Street dedicated by the deposit of Plan 5832 on August 3, 1927; the same as shown in heavy outline in the plan attached as Appendix "F";
- ii. all that portion of Columbia Street dedicated by the deposit of Plan 197 on the 8th day of October, 1885 the same as shown hatched on the plan attached as Appendix "F;"
- iii. all that portion of Ontario Street dedicated by the deposit of Plan 12958 on the 28th day of March, 1968 the same as shown in heavy outline on the plan attached as Appendix "G;"
- iv. (PID 015-535-592); Lot 2, Block 2, District Lot 200A Plan 197 established as Road by document filed 132452 deposited in the Land Title Office on the 12th day of December, 1968 the same as shown and labelled "Lot 2" on the plan attached as Appendix "G."

all subject to their consolidation with:

Firstly; City-owned:

- a. (PID: 016-659-627); Lot 44, except part in Plan 12958, District Lot 2037, Plan 5568;
- b. (PID: 016-663-179); Lot 45, District Lots 2037 and 2064, Plan 5568;
- c. (PID: 016-664-990); Lot 46, District Lot 2064, Plan 5568;
- d. (PID: 016-665-678); Lot 47, District Lot 2064, Plan 5568
- e. (PID: 016-669-011); Lot 48, except Plan BCP5395, District Lot 2064, Group 1, New Westminster District, Plan 5568;
- f. (PID: 016-673-506); Lot 49, except Plan BCP5395, District Lot 2064, Group 1, New Westminster District, Plan 5568;
- g. (PID: 016-674-464); Lot 50, except Plan BCP5395, District Lot 2064, Group 1, New Westminster District, Plan 5568;
- h. (PID: 016-674-995); Lot 50A, except Plan BCP5395, District Lot 2064, Group 1, New Westminster District, Plan 5568;
- i. (PID: 016-675-053); Lot 51, District Lot 2064, Plan 5568;

- j. (PID: 016-675-274); Lot 51A, except Plan BCP5395, District Lot 2064, Group 1, New Westminster District, Plan 5568;
- k. (PID: 004-670-680); Lot 1, Block 1, District Lot 200A, Plan 197;
- l. (PID: 004-670-698); Lot 2, Block 1, District Lot 200A, Plan 197;
- m. (PID: 004-670-701); Lot 3, Block 1, District Lot 200 A, Plan 197;
- n. (PID: 004-670-710); Lot 4, Block 1, District Lot 200A, Plan 197;
- o. (PID: 004-670-728); Lot 5, Block 1, District Lot 200A, Plan 197;
- p. (PID: 004-670-736); Lot 6, Block 1, District Lot 200A, Plan 197;
- q. (PID: 004-670-744); Lot 7, Block 1, District Lot 200A, Plan 197;
- r. (PID: 004-670-752); Lot 8, Block 1, District Lot 200A, Plan 197;
- s. (PID: 015-535-649); Lot A (Reference Plan 2368) of Lot 13, Block 1, District Lot 200A, Plan 197;
- t. (PID: 015-535-576); That Part of Lot 1 in Explanatory Plan 5090, Block 2, District Lot 200A, Plan 197; and

Secondly; but subject to their acquisition by the City of privately owned:

- u. (PID: 008-462-054); Lot 9, Block 1, District Lot 200A, Plan 197;
- v. (PID: 003-132-811); Lot 10, Block 1, District Lot 200A, Plan 197;
- w. (PID: 003-132-854); Lot 11, Block 1, District Lot 200A, Plan 197;
- x. (PID: 003-132-871); Lot 12, Block 1, District Lot 200A, Plan 197;
- y. (PID: 003-132-935); Lot 13, except Parcel A (Reference Plan 2368), Block 1, District Lot 200A, Plan 197, and;
- z. (PID: 003-132-803); Lot 1, except that part included in Explanatory Plan 5090, Block 2, District Lot 200A, Plan 197:

all to form a single parcel the same as show in heavy outline on the plan attached hereto as Appendix "H," to be "Lot 310."

- H. THAT Council authorize the DLS in consultation with the DRES, the GMES, and the PMSEFC to create "Lot 307," being the same a shown in the heavy outline on Appendix "I"; and being comprised of City-owned:
 - a. (PID 016-966-538); Lot 1 (Reference Plan 5098) of Lot A (Reference 2529), Block 2, District Lot 200A, Plan 197 and of Lot 2, District Lot 2037, Plan 5568;
 - b. (PID: 008-765-162); Lot 2, Block E, District Lot 200A, Plan 12958;

- c. (PID: 008-765-219); Lot 3, Block E, District Lots 200A and 2037, Plan 12958;
 - d. (PID: 008-765-243); Lot 4, Block E, District Lots 200A and 2037, Plan 12958; and
 - e. all that portion of (PID: 009-076-417); Right of Way (Railway Plan 1015), District Lots 200A and 2037, Plan 11398 lying westerly of the westerly limit of Quebec Street.
- I. THAT Council authorize the DLS, in consultation with the DRES, the GMES and the PMSEFC to proceed with the plans and documents required to:
- i. establish as Road all those portions of Lot 308, Lot 309, Lot 310, and Lot 307 generally the same as shown and labelled as "Road to be Established" on the plans attached hereto as Appendix "D", Appendix "E," Appendix "H," and Appendix "I" respectively and generally representing a 0.5 metre increase in the width of 1st Avenue between Cambie Street and Ontario Street; and
 - ii. register a right-of-way and an option to purchase for public access, use and utilities over all those portions of Lot 308, Lot 309, Lot 310 and Lot 307 being a 4.0 metre wide strip, parallel to the road widening authorized above the same as shown and labelled "Additional Right of Way Width" the same as shown on the plans attached hereto as "Appendix "D", Appendix "E", Appendix "H", and Appendix "I."
- J. THAT Council instruct the DLS in consultation with the DRES, the GMES and the PMSEFC to commence a review of all encumbrances registered against the City-owned lands and to seek release of all redundant charges from the holder of such charges.
- K. THAT Council authorize the DLS in consultation with the DRES, the GMES and the PMSEFC to approve minor amendments to the program of road closures, consolidations and road right-of-way establishments should either field survey reveal, or timing of acquisition of privately owned lands dictate, the need for such variations.
- L. THAT Council instruct the PMSEFC, in consultation with the DRES, the GMES and the DLS to report back on a program to subdivide Lots 306-310 inclusive in a form consistent with the South East False Creek Official Development Plan, and Olympic Athletes Village design.
- M. THAT once the form of all legal documentation and plans has been approved by the GMES, the DRES and the PMSEFC and the DLS; the DLS, be authorized to execute and deliver such documentation and plans on behalf of the City.

COUNCIL POLICY

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

The Vancouver Charter allows Council to dispose of City-owned property deemed to be surplus to the City's needs.

On March 1, 2005 Council approved that the Official Development Plan for South East False Creek. By-law 9073 to adopt the South East False Creek Official Development Plan ("SEFC ODP") was enacted by Council on July 19, 2005.

On October 8, 2002 Council approved the recommendations contained in a report from the Director of Real Estate Services that directed City officials to proceed with the establishment of road along the SEFC waterfront for the temporary waterfront walkway on the SEFC foreshore.

SUMMARY

The City is the owner of more than 16 hectares of titled land, north of 1st Avenue, and lying between the Cambie Street Bridge and Quebec Street.

These lands are comprised of:

1. a number of dedicated and established "bits" and "strips" of City street, portions of which are no longer required for road purposes;
2. over 70 fee simple parcels for which the City is the titled owner; and
3. 6 fee simple properties which, while currently privately held, the City may acquire all or a portion of.

Detailed planning of the future parcel layout of the subject lands is challenged by both a lack of clarity as to the precise size, shape and dimensions of the land mass and also as a result of the more than 80 different land holdings currently existing.

The 13 recommendations in this report, while lengthy and rather intricate in their detail, are all of a "housekeeping" nature. The development of the City lands and indeed the Olympic Athletes Village will benefit greatly by simplification of the land mass from over 80 odd shaped holdings to 5 parcels generally rectangular in nature.

It is appropriate and practical to complete this interim step in the development of the City-owned SEFC land mass as soon as possible. This will allow for a report back to Council on the subdivision of the land mass into developable parcels.

PURPOSE

The purpose of this report is to seek Council authority for various road closures, lot consolidations, road establishments and rights-of-way acquisitions so as to simplify the City's fee simple land holdings in South East False Creek ("SEFC").

BACKGROUND

SEFC is located on the False Creek waterfront between the Cambie Street Bridge and Main Street, north of 2nd Avenue. The site comprises a total of approximately 32 hectare (80 acres)

of land currently zoned M-2 and FC-1. The City owns most of the land north of 1st Avenue and a number of sites between Quebec Street and Main Street. Translink owns a site north of 1st Avenue at the corner of Quebec Street. The remainder between Quebec Street and Main Street, and between 1st and 2nd Avenue is privately owned.

The SEFC ODP provides a framework within which the environmental, social and economic sustainability objectives, intent, and policies contained in the Southeast False Creek Policy Statement are carried forward and realized in the design of the community.

SEFC is envisioned as a predominantly high density residential neighbourhood in which a mix of other uses will result in a community where people live, work, play, and learn; a neighbourhood that has been designed to support choices to live in a sustainable manner.

It is a community which is intended to move significantly towards sustainable development and in doing so, provide a learning experience which can be applied at a much broader scale. It has been contemplated as a complete community with goods and services within walking distance, and will offer housing linked by transit to nearby jobs.

To accomplish the vision the SEFC ODP uses and builds on the knowledge gained from the major waterfront redevelopments in Vancouver. In addition to a complete community near jobs in the central area and which focuses on pedestrians and bicycles and greenhouse gas emissions, reduce water use and waste, promote urban agriculture and green building practices, and move significantly toward social sustainability in an environment of acceptance, inclusiveness, health, safety and education.

Interim uses will include the 2010 Olympic Athletes Village. The City has appointed a Project Manager, South East False Creek & Olympic Village (PMSEFC) and established a project office under the Cambie Street Bridge.

The City holdings are generally north of 1st Avenue and east of the Cambie Street Bridge. These lands are currently a mix of dedicated and established (redundant) City streets, and more than 70 small parcels, all of which create a series of complex interwoven property boundaries that bear no relationship to proposed development schemes.

Much of the complexity in the City holdings results from the location of the original high water mark (HWM) of False Creek. The original HWM, prior to the filling and granting of fee simple titles for large portions of False Creek in the 1920's and 1930's, lay immediately north of 1st Avenue. In a number of places the HWM actually cuts into 1st Avenue. The result is a very complex set of internal property lines based on the sinuosities of the original natural boundary (HWM) of False Creek. The value of introducing simplicity and clarity to the City's holdings can not be understated. The development of Council's vision of Neighbourhoods and Parks will be easier to coordinate with a simplified land base.

The PMSEFC, working with the GMES, the DRES and the DLS proposes, in this report, to reduce more than 80 holdings to 5 regular parcels for ease of future development.

The SEFC ODP provides guidance and direction for the future width of 1st Avenue. This report will implement that vision as well.

Once the plans and documents contemplated by this report are fully registered the "table will be set" for the PMSEFC to move towards a subdivision that will layout the internal roads, parks and development sites for the City-owned lands.

On October 8, 2002 Council directed City officials to proceed with the establishment of road along the SEFC waterfront. Generally this resulted in the temporary walkway on the SEFC foreshore being road.

DISCUSSION

The Cambie Street Bridge forms a natural westerly limit of the City's SEFC land holdings.

Recommendation B

The temporary waterfront walkway includes a set of stairs on landing that allow pedestrians to rise to the Cambie Street Bridge deck. Portions of the stairs and landing were established as road as a result of the October 8, 2002 Council direction to staff to create road along the False Creek Waterfront.

There are portions of the stairs and landings lying on City-owned Lot 179 that were not included in the 2002 approvals. These stairs and landing are immediately north of the PMSEFC office and should now be added to the waterfront walkway road network. Recommendation B describes the authorization required to ensure the establishment as road of a 69.0 square metre +/- portion of Lot 179, as shown on Appendix "A" to contain the stairs and landings.

Recommendations C and D

The Cambie Street Bridge was opened in 1985 as a replacement for the old Connaught Bridge. The Cambie Street Bridge is accessed, by westbound to northbound traffic from an on ramp at 2nd Avenue. The former Connaught Bridge was accessed from 1st Avenue. The south side of the Cambie Street Bridge currently lies on 4 City-owned and titled properties in addition to various portions of dedicated and established road. There is currently no right-of-way or other similar title encumbrance on the City's title to any of Lot 179, Lot 56, Lot 139 or (PID: 011-704-403); Lot 180, False Creek, Plan 21847. The intersection of Commodore Road and 1st Avenue and below deck structure of the Cambie Street Bridge is a particularly complex and convoluted series of property limits (lines) that bears little resemblance to the physical occupation.

Recommendations C and D represent an interim step to simplify the subject area until a final decision is reached on the redesign of the Commodore Road and 1st Avenue intersection.

It is necessary to seek Council approval to close and stop-up 4 portions of road, all as identified on Appendix B. They are:

- i. all that portion of Road dedicated by the deposit of Reference Plan 2923 on August 4, 1945 and being the same as shown in heavy outline on the plan attached hereto as Appendix "B";
- ii. all that portion of Road dedicated by the deposit of Plan 590 on August 4, 1891 and being the same as shown hatched on the plan attached hereto as Appendix "B";

- iii. all that portion of Road dedicated by the deposit of Plan 5832 on August 3, 1927 and being the same as shown cross-hatched on the plan attached hereto as Appendix "B"; and
- iv. (PID: 023-421-045); That Part of Lot K in LMP28213, Block 279, District Lot 526, Group 1, New Westminster District, Plan 20199, established as Road by document filed BK133883 deposited in the Land Title Office on May 3, 1996, the same as shown labelled "Road Plan LMP28213" on the plan attached as Appendix "B".

The four portions of road to be closed will be initially consolidated with City-owned Lot 139 and Lot 56 to create a single parcel as shown in heavy outline on Appendix C, to be Lot 306. It will be necessary to ensure no disposition of Lot 306 occurs until arrangements have been made to secure rights for the Cambie Street Bridge and various existing City sewers. These rights would also encompass any other City or public utilities, identified during the investigation of encumbrances required on Lot 306.

Appendix C identifies, by a line labelled "Road to be Established" and by hatching the portions of Lot 306 that must be established as road to contain the current physical intersection of Commodore Road and 1st Avenue. This area will continue to exist as road for the foreseeable future.

Recommendation E

Implementation of Recommendation E would result in the first of the four large blocks to be created for the benefit of the future subdivision and development of the City's SEFC land holdings. Lot 308 is to be created by consolidating a portion of established Road to be closed and 12 fee simple City-owned parcels. See Appendix "D".

The portion of established road to be closed, Part Lot 1 was originally established as road by deposit in the Land Title Office on October 19th, 1982 of document filed K67318.

Implementation of Recommendation I will result in the establishment of only those portions of Lot 308 required for the widening of 1st Avenue and an additional public realm setback through a right-of-way, all in accordance with the SEFC ODP.

The benefits of the creation of Lot 308 include reducing 12 fee simple titles to a single title and the elimination of the old original HWM of False Creek as a property boundary within these lands.

Recommendation F

Implementation of Recommendation F will result in the creation of the second of the four large blocks to be created for the benefit of future subdivisions and development of the City's SEFC land holdings. Lot 309 is to be created by consolidating 22 fee simple City-owned parcels into a single lot. See Appendix E.

The benefits of the creation of Lot 309 include simplification of 22 City-owned fee simple titles and the elimination of the old original HWM of False Creek as property boundary within the lands.

Further implementation of Recommendation I will result in the establishment of a portion of Lot 309 required for widening of 1st Avenue and an additional public realm setback through a right-of-way, all in accordance with the SEFC ODP.

Recommendation G

Implementation of Recommendation G (see Appendix H) will result in the creation of the third of the four large blocks to be created for the benefit of the future subdivision and development of the City's SEFC land holdings. Lot 310 will be created by consolidating 4 pieces of Road to be closed, 20 fee simple City-owned parcels and all or a portion of 6 fee simple parcels currently in private ownership.

The DRES is currently considering options for acquiring all or a portion of the 6 fee simple private parcels as identified on Appendix H and in Recommendation G. The creation of Lot 310 may occur in phases. That is, and as authorized by Recommendation K, the road closures and consolidations may occur in two parts noting only the portions of the privately held parcels that are acquired will be included in the City's consolidated Lot 310.

Recommendation G identifies 4 portions of road to be closed. They are two portions of Columbia Street and two portions of Ontario Street, all northerly of 1st Avenue and more particularly described as:

Firstly; a portion of Columbia Street dedicated by the deposit in the Land Title Office of Plan 5832 on August 3, 1927 and the same as shown in heavy outline on Appendix F.

Secondly; a portion of Columbia Street dedicated by the deposit in the Land Title Office of Plan 197 on December 8, 1885 and the same as shown heavy outlined on Appendix "F";

Thirdly; a portion of Ontario Street dedicated by the deposit in the Land Title Office of Plan 12958 on March 28th, 1968 and the same as shown heavy outlined on Appendix "G"; and

Fourthly; a portion of Ontario Street that was established as Road by document filed 132452 as deposited in the Land Title Office on December 12, 1968 and more particularly described as (PID: 015-535-592); Lot 2, Block 2, District Lot 200A, Plan 197 ("Lot 2").

The Closure of the fourth portion of road, Lot 2 can not occur until acquisition of privately held (PID: 003-132-803); Lot 1, except that part included in Explanatory Plan 5090, Block 2, District Lot 200A, Plan 197 occurs, as this portion of road is the only access to the above mentioned Lot 1. It would still be beneficial to conclude consolidation of the remaining portions of road to be closed with the 20 fee simple City-owned parcels should acquisition of the privately held parcels be delayed or not occur.

Recommendation H

On March 27, 1997 the City acquired ownership of a strip of railway right-of-way running between Ontario Street and Main Street and legally described as (PID: 009-076-417); Right of Way (Railway Plan 1015) District Lots 200A and 2037, Plan 11398 ("Rail R/W"). This strip is the subject of a subdivision application, initiated by the DRES to the Approving Officer so as to create a separate parcel from the Rail R/W for the portion between Quebec Street and Main Street and to dedicate as Road the portion of Rail R/W that forms a portion of Quebec Street.

Recommendation H assumes that the said subdivision will have completed by the time the DLS is ready to commence the deposit of consolidation plans in the Land Title Office.

That said subdivision will consolidate four fee simple City-owned lots with the portion of the Rail R/W westerly of the westerly limit of Quebec Street.

Once the portion of Ontario Street dedicated by the deposit of Plan 12958 described above is closed and consolidated into Lot 310, access will be lost to fee simple City-owned (PID: 008-765-243); Lot 4, Block E, District Lots 200A and 2037, Plan 12958.

Implementation of Recommendation H will result in the creation of Lot 307 by consolidating the fee simple City-owned lands easterly of Ontario Street, northerly of 1st Avenue into a single parcel, the same as shown on Appendix I. Once the plans to create Lot 306, Lot 307, Lot 308, Lot 309 and Lot 310 are deposited in the Land Title Office, the currently existing complex mix of over 80 different land holdings in SEFC will be simplified into 5 titles.

Recommendation I

As part of the general discussion on the development of the SEFC ODP on a number of potential road designs for 1st Avenue between Cambie Street and Quebec Street were considered. It was concluded that a minimum widening of 0.5 metres would be made, however an additional 4.0 metres would be reserved for public realm purposes such as expanded pedestrian sidewalks and public realm beautification. The additional 4.0 metres would be secured through a right-of-way.

Recommendation I creates the Council authority to implement the vision established for 1st Avenue between Cambie Street and Quebec Street by authorizing establishment of the southerly 0.5 metres of Lot 308, Lot 309, Lot 310 and Lot 307 as road, all generally the same as shown and labelled as "Road to be Established" on the plans attached hereto as Appendix "D", Appendix "E", Appendix "H" and Appendix "I" respectively.

The 4.0 metre public realm right-of-way will be secured and registered over the remainder parcels once the establishment of road described above occurs. The right-of-way document will include an option to purchase as is common when the City acquires rights-of-way for road purposes.

Recommendations J, K, L and M

There are a number of old charges registered against the titled lands within SEFC. Staff will be initiating a review of these charges with a goal of releasing those that are obsolete or redundant.

While implementing the process, noting such complications as the existing registered charges, the titled portions that the City does not own and matters that cannot be identified until field surveys are completed, it may be necessary to marginally vary the program of road closures, consolidations and road/rights-of-way establishments marginally. Approval of Recommendation K will ensure that staff need not return to Council should minor adjustments be required.

The entire purpose of the program to clean-up the SEFC perimeter boundaries is to ensure development of both the Olympic Athletes Village and the SEFC lands can proceed in an orderly and efficient manner.

The PMSEFC is working on a design and layout of the City holdings that is consistent with the SEFC ODP and will be reporting back to Council on the future subdivision of Lots 306-310.

Once each document and plan is completed, they will be executed and registered in the Land Title Office. It is not prudent to wait until the entire package is ready. It is reasonable to complete these tasks on a step by step basis.

CONCLUSION

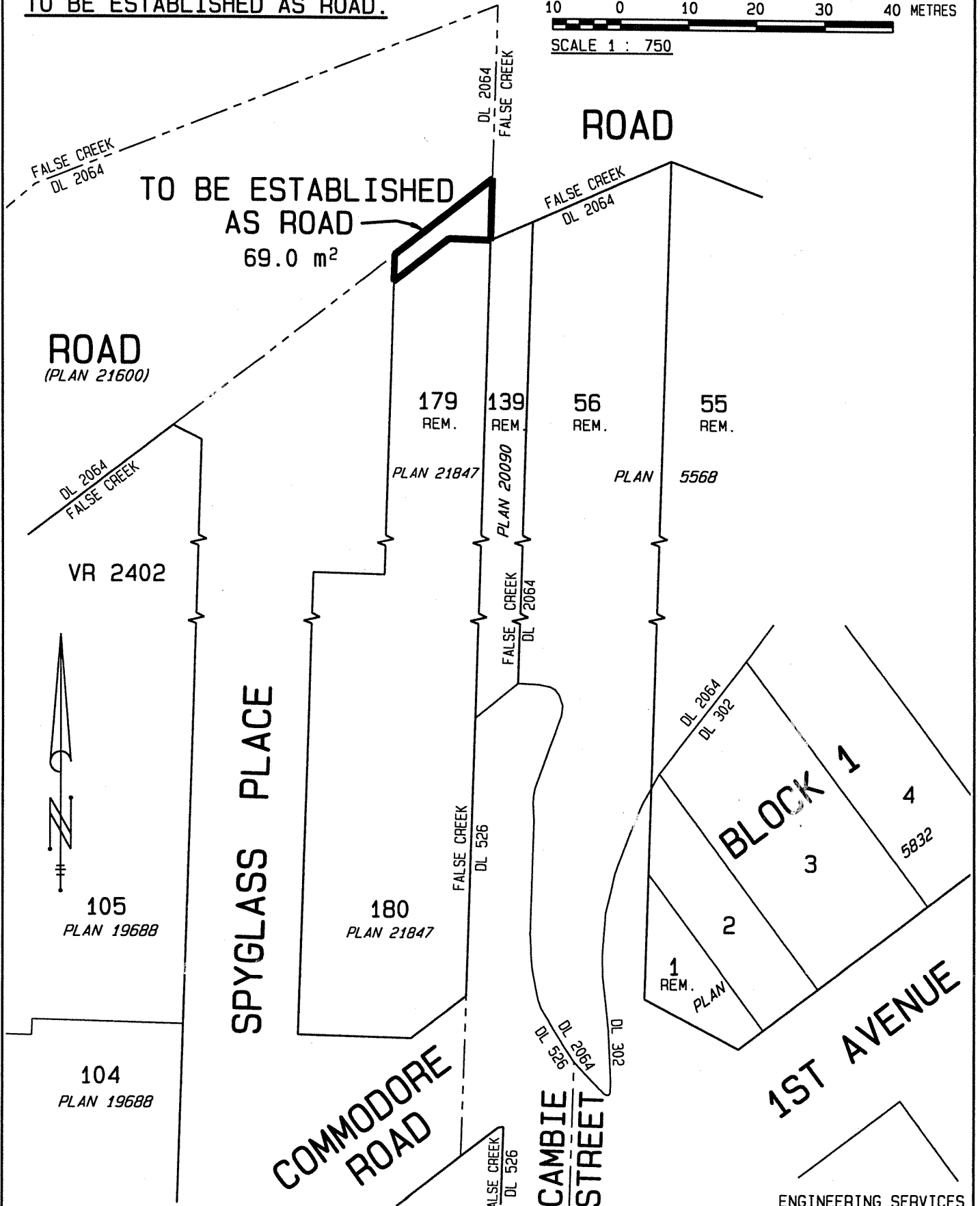
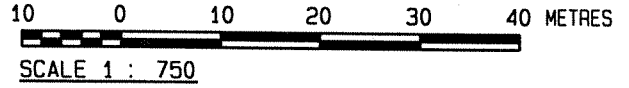
The General Manager of Engineering Services, in consultation with the Director of Real Estate Services, the Director of Legal Services and the Project Manager, South East False Creek & Olympic Village recommends approval of Recommendations A-M. Approval of the recommendations contained herein starts the process of addressing a number of fundamental property boundary matters related to the City lands at South East False Creek.

Implementation will simplify more than 80 complex and confusing land holdings into 5 simple manageable blocks.

The value of clarity can not be understated.

* * * * *

PLAN SHOWING A PORTION OF LOT 179, FALSE CREEK, PLAN 21847
TO BE ESTABLISHED AS ROAD.



TO BE ESTABLISHED
AS ROAD
69.0 m²

ROAD
(PLAN 21600)

179 REM.
139 REM.
56 REM.
55 REM.

PLAN 21847
PLAN 20090
PLAN 5568

VR 2402

SPYGLASS PLACE

105
PLAN 19688

180
PLAN 21847

BLOCK 1

1 REM.
PLAN

4
5832

COMMODORE ROAD

CAMBIE STREET

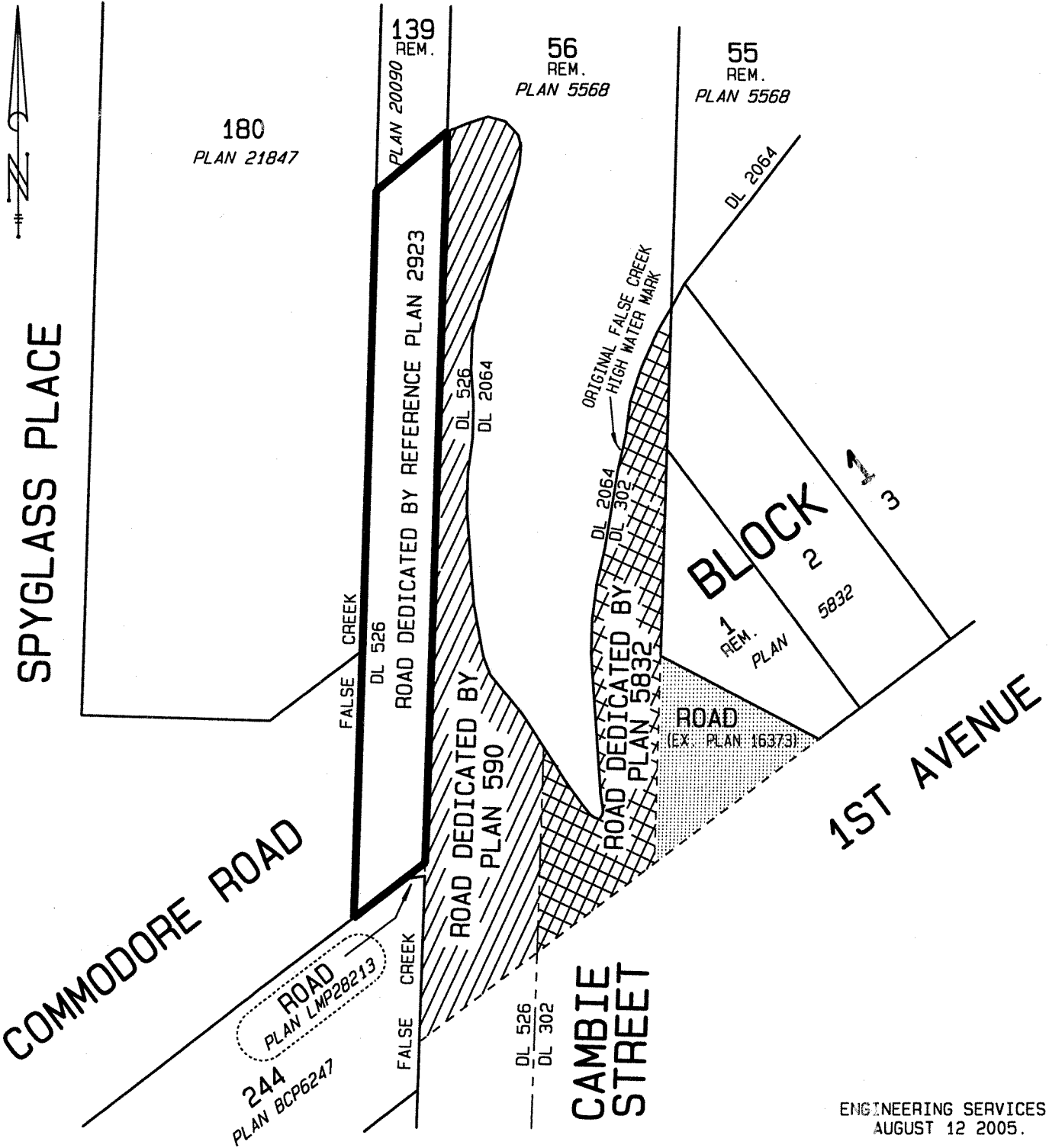
1ST AVENUE

PLAN SHOWING PROPOSED CLOSURE OF PORTIONS OF ROAD ADJACENT TO LOT 56, EXCEPT PLAN BCP5395, DISTRICT LOT 2064, PLAN 5568, GROUP ONE, N.W.D., AND LOT 139, EXCEPT PLAN BCP5395, FALSE CREEK, PLAN 20090.

10 0 10 20 30 40 50 METRES



SCALE 1 : 500

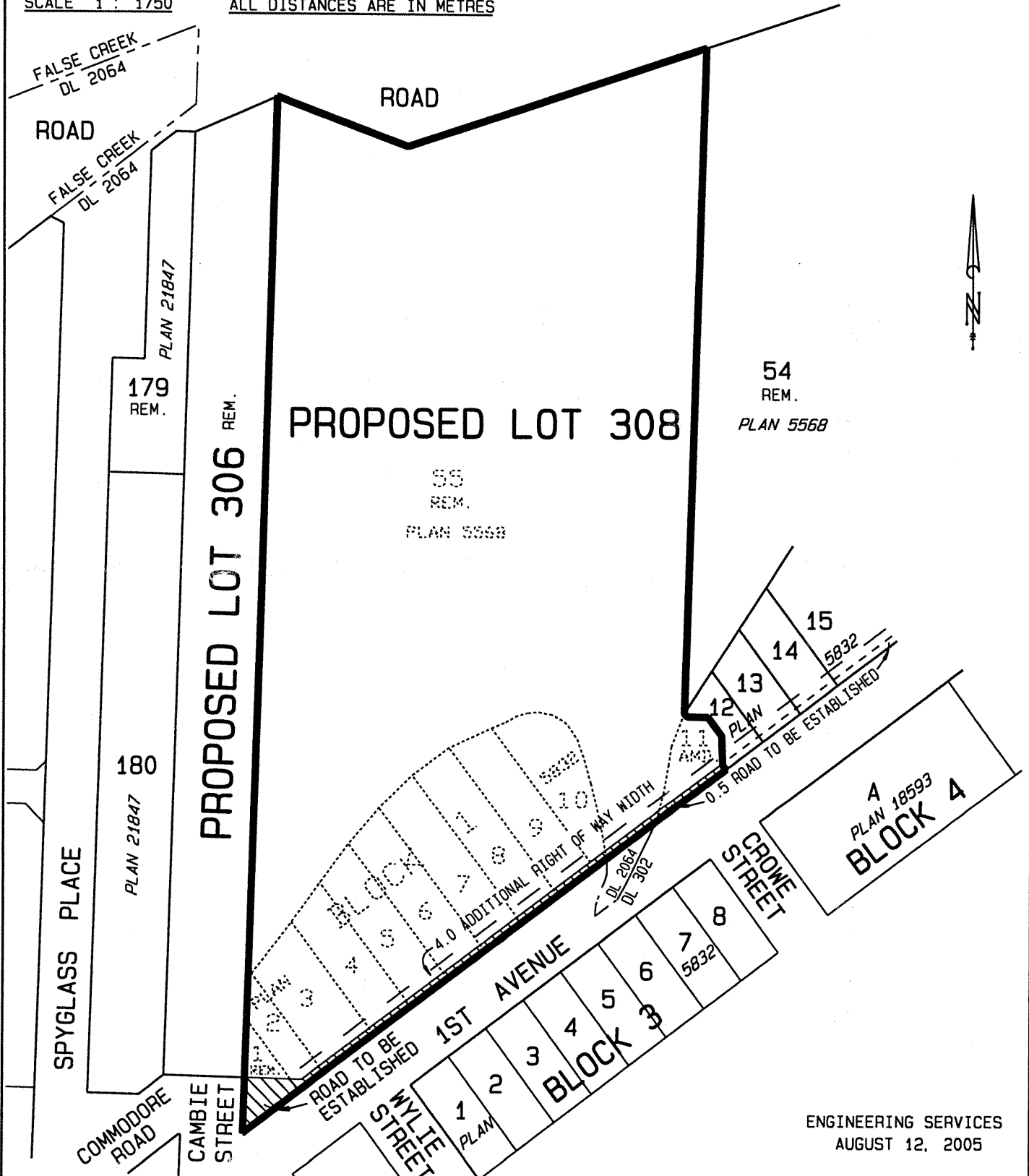


ENGINEERING SERVICES
AUGUST 12 2005.

PLAN SHOWING PROPOSED CONSOLIDATION OF LOT 1, EXCEPT PART IN EXPLANATORY PLAN 16373, AND THAT PART OF LOT 1 IN EXPLANATORY PLAN 16373, AND LOTS 2 TO 10 AND AMENDED LOT 11, ALL OF BLOCK 1, D.L. 302, PLAN 5832; AND LOT 55, EXCEPT PLAN BCP5395, D.L. 2064, GROUP ONE, N.W.D., PLAN 5568. N.W.D.; AND LOT 39, EXCEPT PLAN BCP5395, FALSE CREEK, PLAN 20090.

50 40 30 20 10 0 50 100 METRES

SCALE 1 : 1750 ALL DISTANCES ARE IN METRES



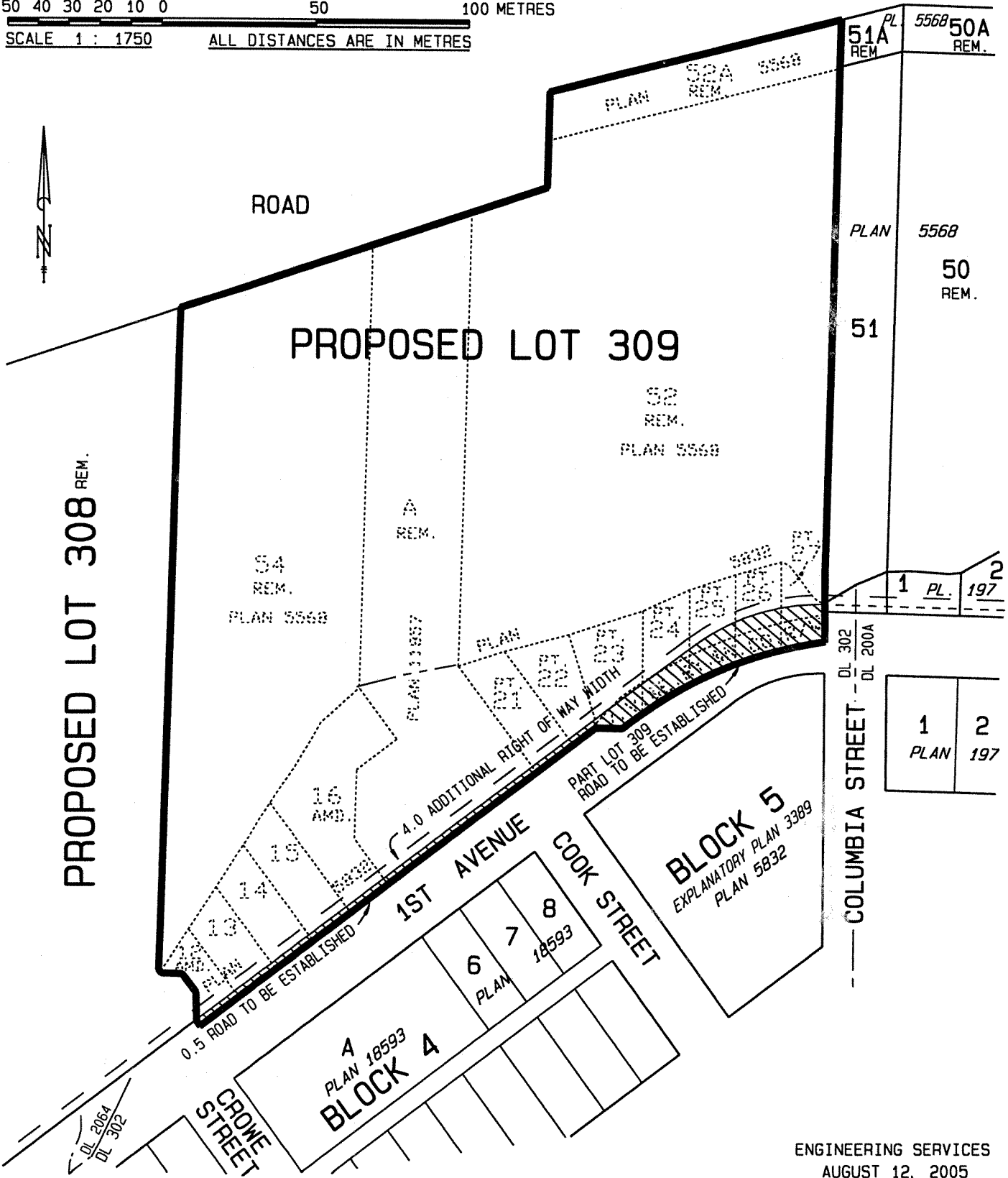
ENGINEERING SERVICES
AUGUST 12, 2005

APPENDIX E

PLAN SHOWING PROPOSED CONSOLIDATION OF LOTS 13 TO 15, 21 AND AMENDED LOTS 12, 16, AND THOSE PARTS OF LOTS 22 TO 27 MARKED 'V.V. & E.R.Y. & N.CO. RIGHT OF WAY' ON PLAN 5832, AND THOSE PARTS OF LOTS 22 TO 27 LYING TO THE NORTH OF THE R/W; ALL OF BLOCK 1, D.L. 302, PLAN 5832; AND LOTS 52, 52A AND 54, ALL EXCEPT PLAN BCP5395, D.L. 2064, GROUP 1, N.W.D., PLAN 5568; AND LOT A, EXCEPT PLAN BCP5395, BLOCK 1, D.L. 302 AND 2064, GROUP 1, N.W.D., PLAN 11857.

50 40 30 20 10 0 50 100 METRES

SCALE 1 : 1750 ALL DISTANCES ARE IN METRES

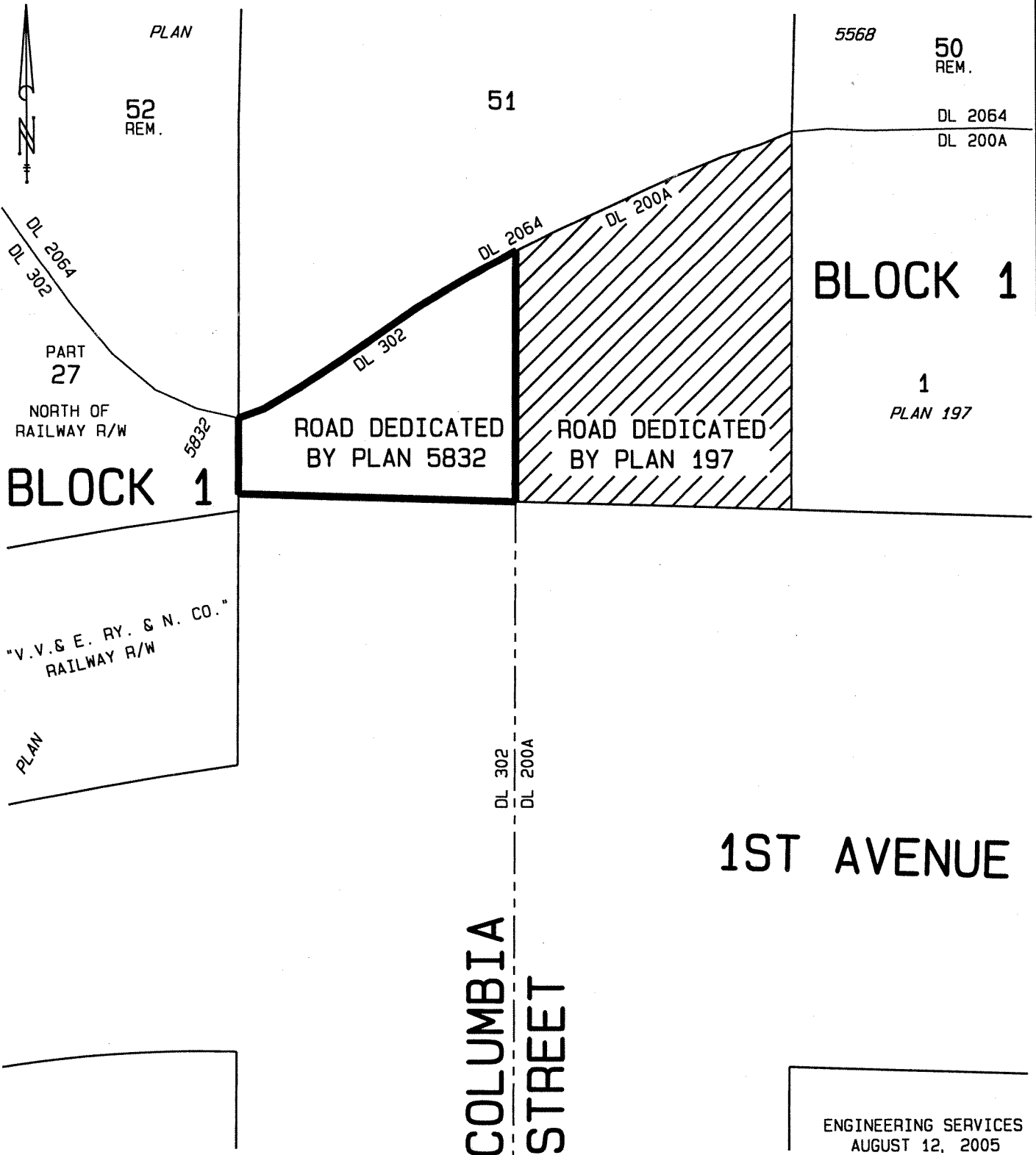


ENGINEERING SERVICES
AUGUST 12, 2005

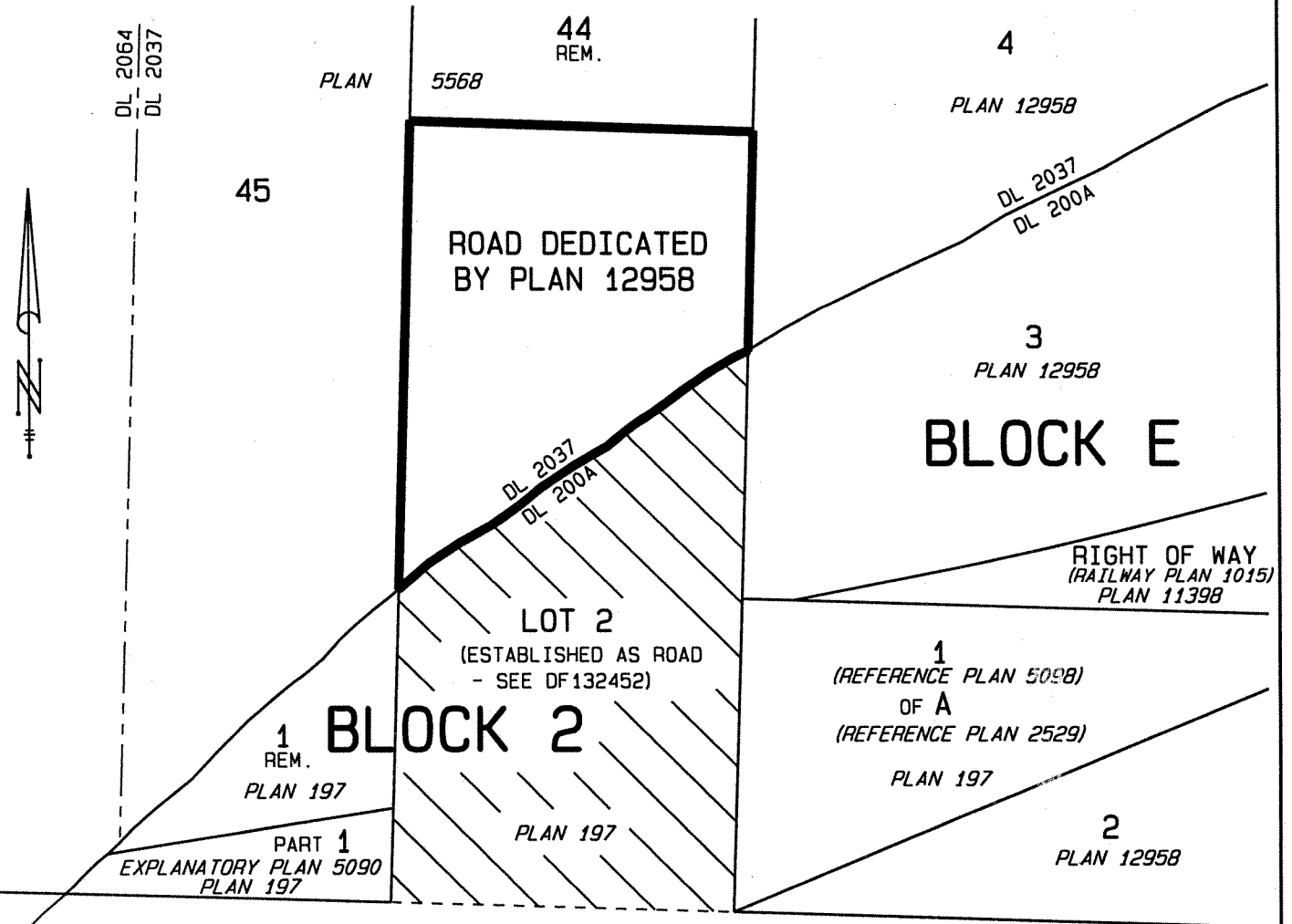
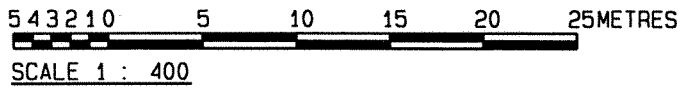
PLAN SHOWING PROPOSED CLOSURE OF PORTIONS OF ROAD ADJACENT TO LOT 51, DISTRICT LOT 2064, PLAN 5568, GROUP ONE, N.W.D.

5 4 3 2 1 0 5 10 15 20 METRES

SCALE 1 : 200



PLAN SHOWING PROPOSED CLOSURE OF PORTIONS OF ROAD ADJACENT TO LOT 44, EXCEPT PART IN PLAN 12958, DISTRICT LOT 2037, PLAN 5568, GROUP ONE, N.W.D.



1ST AVENUE

ONTARIO STREET

ENGINEERING SERVICES
AUGUST 12, 2005

PLAN SHOWING PROPOSED CONSOLIDATION OF LOT 44, EXCEPT PART IN PLAN 12958, D.L. 2037; AND LOT 45, D.L. 2037 AND 2064; AND LOTS 46, 47, AND 51, D.L. 2064; ALL OF PLAN 5568; AND LOTS 48, 49, 50, 50A AND 51A, ALL EXCEPT PLAN BCP5395, D.L. 2064, GROUP ONE, N.W.D., PLAN 5568; AND LOTS 1 TO 12, 13 EXCEPT PARCEL A (REFERENCE PLAN 2368), AND LOT A (REFERENCE PLAN 2368) OF LOT 13, ALL OF BLOCK 1, D.L. 200A, PLAN 197; AND LOT 1 EXCEPT THAT PART INCLUDED IN EXPLANATORY PLAN 5090, AND THAT PART OF LOT 1 IN EXPLANATORY PLAN 5090, AND LOT 2, ALL OF BLOCK 2, D.L. 200A, PLAN 197; AND PORTIONS OF CLOSED ROAD DEDICATED BY PLANS 197, 5832, AND 12958.

50 40 30 20 10 0 50 100 METRES

SCALE 1:2000 ALL DISTANCES ARE IN METRES

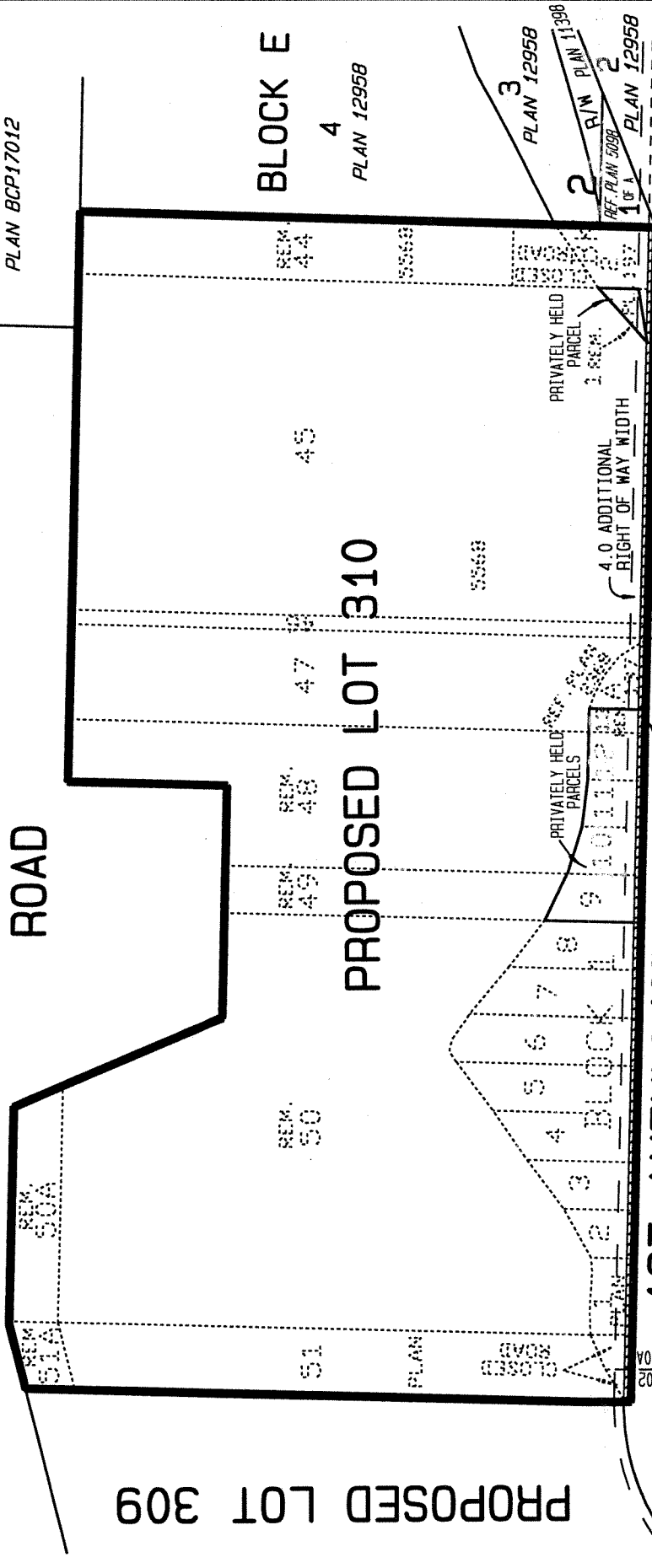
ROAD

302
PLAN BCP17012

PROPOSED LOT 309

PROPOSED LOT 310

BLOCK E
4
PLAN 12958



PLAN 1	2	3	4	5	6	7	8	9	10	11	12	197	
BLOCK 10												AMND EXPLANATORY PLAN 4077	
COLUMBIA STREET												D.L. 200A	
PLAN 1	1	2	3	4	5	6	7	8	9	10	11	12	197
BLOCK 19												AMND EXPLANATORY PLAN 4077	
MANITOBA STREET												D.L. 200A	
PLAN 1	1	2	3	4	5	6	7	8	9	10	11	12	197
BLOCK 9												AMND EXPLANATORY PLAN 4077	
ONTARIO STREET												D.L. 200A	
PLAN 1	2	3	4	197									

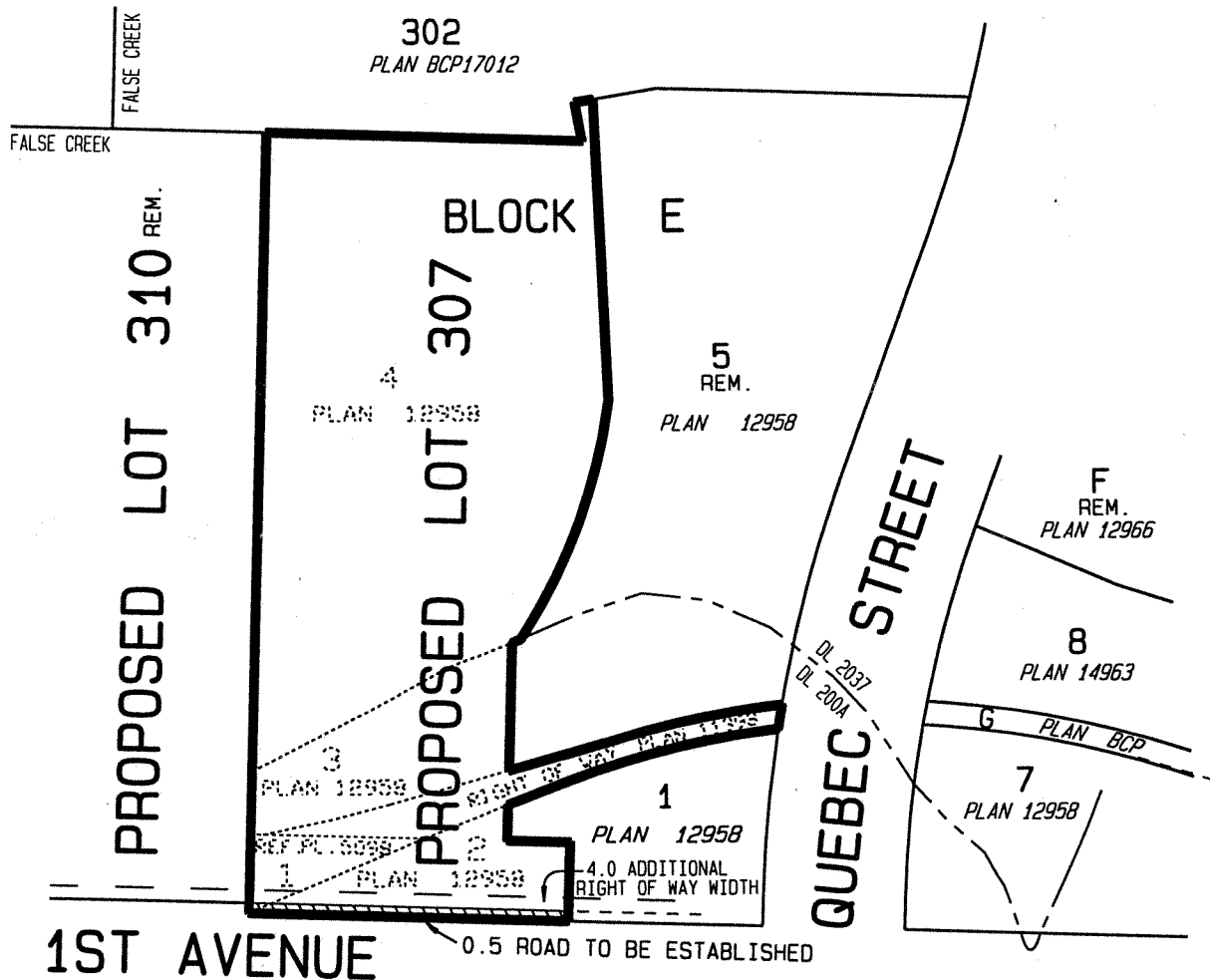
ENGINEERING SERVICES
AUGUST 12, 2005

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

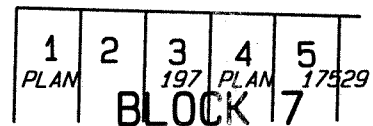
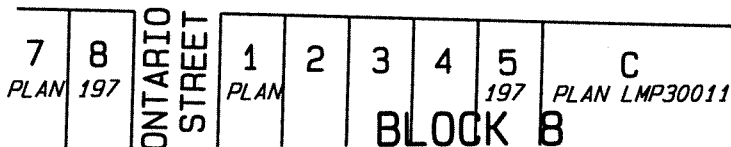
APPENDIX I

PLAN SHOWING PROPOSED CONSOLIDATION OF LOT 1 (REFERENCE PLAN 5098) OF LOT A (REFERENCE PLAN 2529), BLOCK 2, DISTRICT LOT 200A, PLAN 197; AND OF LOT 2, DISTRICT LOT 2037, PLAN 5568; AND LOT 2, BLOCK E, DISTRICT LOT 200A, PLAN 12958; AND LOTS 3 AND 4, BLOCK E, DISTRICT LOTS 200A AND 2037, PLAN 12958; AND RIGHT OF WAY (RAILWAY PLAN 1015), DISTRICT LOTS 200A AND 2037, PLAN 11398.

50 40 30 20 10 0 50 100 METRES
SCALE 1 : 1750



1ST AVENUE



ENGINEERING SERVICES
AUGUST 12, 2005