



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

Report Date: June 26, 2006
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VanRIMS No.: 13-2000-20
Meeting Date: July 11, 2006

TO: Vancouver City Council

FROM: General Manager of Engineering Services in Consultation with the Director of Real Estate Services

SUBJECT: Closure of a Portion of Road East of 3715 Commercial Street

RECOMMENDATION

THAT Council close, stop-up and convey to the abutting owner all that portion of road being: The East 7 Feet of Lot 54 District Lot 744 Plan 5111, as shown hatched on the plan attached hereto as Appendix A, subject to the following conditions:

1. The abutting owner to pay \$25,000.00 plus GST if applicable for the 210 square foot (19.5 square metre) portion of road to be closed in accordance with the recommendations of the Director of Real Estate Services;
2. The subject portion of road to be closed is to be consolidated with , at a minimum, Lot 54, Except the East 7 Feet Now Road, District Lot 744 Plan 5111;
3. The abutting owner to be responsible for any survey plans, documents and Land Title Office fees;
4. The sale proceeds to be credited to the Property Endowment Fund;
5. Any agreements are to be to the satisfaction of the Director of Legal Services;
6. No legal right or obligation shall be created and none shall arise hereafter, until the documents are executed by the parties thereto.

If Council approves this report the Formal Resolution to close the portion of road will be before Council later this day for approval.

COUNCIL POLICY

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

PURPOSE

The purpose of this report is to obtain Council authority to close, stop-up and convey a portion of road east of 3715 Commercial Street.

BACKGROUND

The portion of road to be closed (The East 7 Feet of Lot 54), as well as the East 7 Feet of a number of other lots on the same block, was established as road in 1944 by DF39295. Since 1944 several of the 7 foot widenings on the same block have been closed and consolidated with abutting lots. The current road width at 3715 Commercial Street is 73 feet and would be reduced to a standard 66 feet should this road closure and sale be approved.

DISCUSSION

The abutting owner, upon suggestion from the City's Development Services group, has applied to purchase The East 7 Feet of Lot 54 in order to align the 3715 Commercial Street property line with the adjacent north and south property lines to provide a consistent residential set back and landscape treatment.

The Director of Real Estate Services has negotiated a sale of the 210 square foot portion of road as showed hatched on Appendix A for \$25,000.00 plus GST if applicable.

The Director of Real Estate Services advised that the sale price of \$25,000.00 represents fair market value for the 210 square foot portion of road to be conveyed. The applicant will be responsible for all costs, plans, documents and Land Title Office fees required to complete the conveyance.

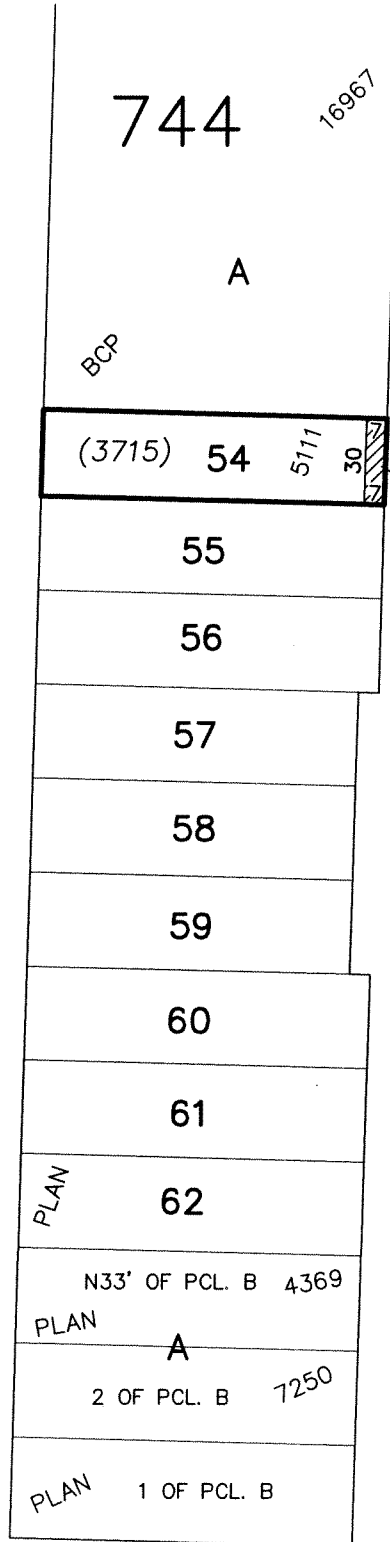
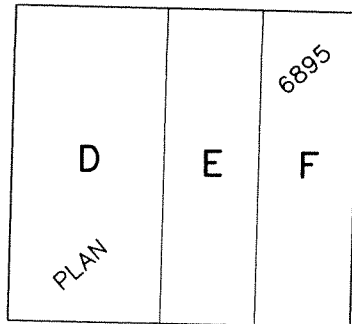
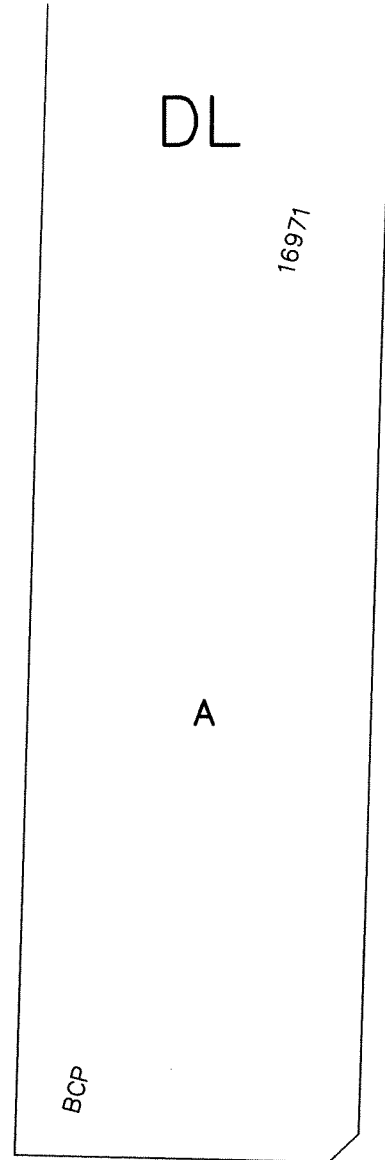
CONCLUSION

The General Manager of Engineering Services, in consultation with the Director of Real Estate Services RECOMMENDS approval of the foregoing.

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APPENDIX A

WELWYN STREET



PROPOSED ROAD
CLOSURE AREA
19.5m² (210 sq. ft.)

COMMERCIAL STREET

EAST 22ND AVENUE