



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: June 27, 2006
Author: G. Lougheed
Phone No.: 604.873.7156
RTS No.: 06051
VanRIMS No.: 13-2000-30
Meeting Date: July 18, 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 East 19th Avenue Adjacent to 1942 East 19th Avenue

RECOMMENDATION

- A. THAT Council close, stop-up and convey to the abutting owner the 7 foot wide portion of road adjacent to 1942 East 19th Avenue, legally described as [PID: 014-124-157] Lot 1 Except the North 7 Feet and Part in Explanatory Plan 9826, Now Highways, Blocks 11 and 12 District Lot 195 Plan 2006 ("Lot 1"), the same as generally shown hatched on the plan attached as Appendix "A", subject to the terms and conditions as noted in Appendix "B"; and
- B. THAT the Director of Legal Services be authorized to execute all transfers and documents required.

If Council approves this report, the Formal Resolution to close this portion of road adjacent to Lot 1 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 seek Council authority to close, stop-up and convey a 7 foot wide portion of East 19th Avenue adjacent to Lot 1.

BACKGROUND

The owner of Lot 1 at 1942 East 19th Avenue has made application to purchase the 7 foot wide portion of East 19th Avenue.

On November 25, 1940, Council resolved to sell Lot 1, except the north 7 feet, which was to be "allocated for highway purposes". The said portion of road, legally described as [PID: 016-767-730] The North 7 Feet of Lot 1 Blocks 11 and 12 District Lot 195 Plan 2006 ("the North 7 Feet of Lot 1), was established as road by document filed 31874, deposited in the Land Title Office on or about December 2, 1940.

DISCUSSION

At this location the road is 73 feet wide and the City Engineer has determined that our requirement for East 19th Avenue between Victoria Drive and Copley Street is only 66 feet, consistent with the City standard. Therefore, the residual strip, the North 7 Feet of Lot 1, is no longer required for road purposes, and could be closed, stopped-up and conveyed to the owner of abutting Lot 1.

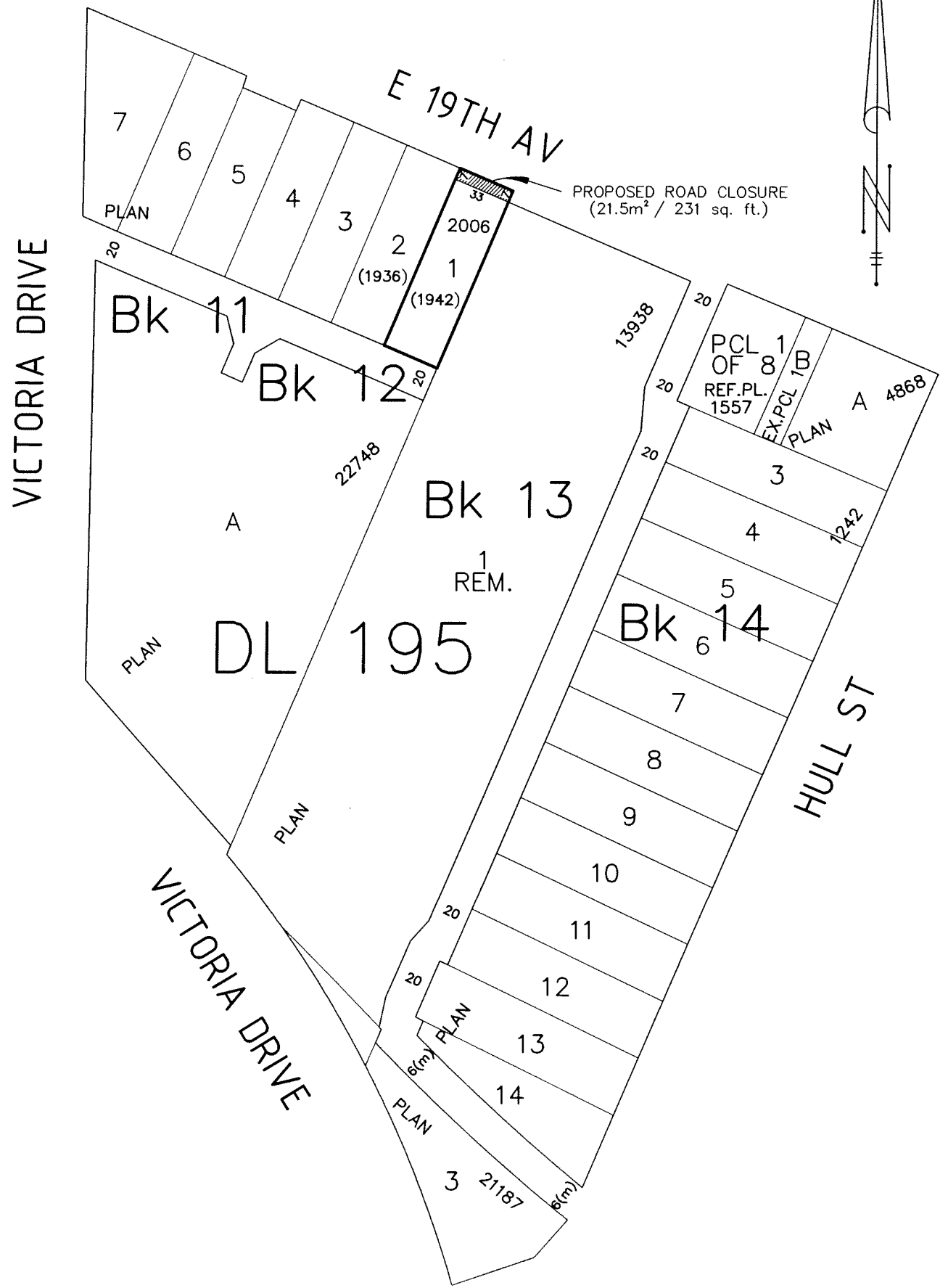
The Director of Real Estate Services has negotiated a sale of the North 7 Feet of Lot 1 as shown hatched on Appendix "A" for \$15,362.00 plus GST if applicable. The Director of Real Estate Services advises that the sale price of \$15,362.00 represents fair market value for the 231 square foot (21.5 m²) portion of road to be conveyed. The owner of Lot 1 will be responsible for all costs, plans, documents and Land Title Office fees required to complete the conveyance. The purchase price will be credited to the Property Endowment Fund (PEF).

CONCLUSION

The General Manager of Engineering Services in consultation with the Director of Real Estate Services recommends approval of Recommendations A and B.

* * * * *

APPENDIX A



TERMS AND CONDITIONS OF CONVEYANCE

1. The road to be closed to be consolidated with the abutting Lot 1 to form a single parcel, the same as generally shown with the heavy outline of Appendix "A", to the satisfaction of the Director of Legal Services;
2. The abutting owner to pay \$15,362.00 plus GST if applicable for the 231 square foot (21.5 m²) portion of road to be closed, in accordance with the recommendation of the Director of Real Estate Services;
3. The abutting owner to be responsible for any necessary plans, documents and Land Title Office fees;
4. The sale proceeds to be credited to the PEF;
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, and fully registered in the Land Title Office.