

## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT



Report Date: August 17, 2006  
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RTS No.: 06177  
Dept File No.: 000 030  
VanRIMS No.: 11-2000-14  
Meeting Date: September 12, 2006

TO: Vancouver City Council

FROM: General Manager of Engineering Services in consultation with the Director of Real Estate Services, the Director of Legal Services, General Manager, Park Board and the Project Manager, Southeast False Creek & Olympic Village

SUBJECT: Southeast False Creek & Olympic Village -  
Minor Road Closures, Road Establishments and Consolidations

#### RECOMMENDATION

- A. 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, Southeast False Creek & Olympic Village ("PMSEFC") to proceed with plans and documents required to establish as Road all that portion (0.332 hectares +/-) of City-owned (PID 026-251-141) Lot 302, False Creek, Plan BCP17012 ("Lot 302") the same as shown heavy outlined on the sketch attached hereto as Appendix "A".
- B. THAT Council close and stop-up a 1.5 metre wide portion (239.7 square metres +/-) of unnamed City Street adjacent to City-owned (PID 026-723-921) Lot 321 False Creek New Westminster District Plan BCP24394 ("Lot 321") the same as shown hatched on the plan attached hereto as Appendix B subject to consolidation of the portion of road to be closed with Lot 321 to form a single parcel.
- C. THAT Council close and stop-up a 1.5 metre wide portion (127.5 square metres +/-) of unnamed City Street adjacent to City-owned (PID 026-723-832) Lot 314 False Creek New Westminster District Plan BCP24394 ("Lot 314") the same as shown hatched on the plan attached hereto as Appendix C subject to:

- i. establishment (see Recommendation D) as Road of all that portion (127.5 square metres +/-) of Lot 314 being the same as shown cross-hatched on the plan attached hereto as Appendix "C"; and
  - ii. consolidation of the portion of road to be closed with the balance of Lot 314 to form a single parcel the same as shown in heavy outline on Appendix "C".
- 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 the establishment as Road of all that portion (127.5 square metres +/-) of Lot 314 the same as shown hatched on the plan attached hereto as Appendix "C"
- E. 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 portions of City-owned lands to be established as Road and to seek release of all redundant charges from the holder of such charges.
- F. THAT once the form of all legal documentation and plans has been approved by the GMES, the DRES, 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.

The Southeast False Creek Policy Statement was adopted by Council on October 5, 1999 and amended July 8, 2004. By-law 9073 to adopt the South East False Creek Official Development Plan ("SEFC ODP") was enacted by Council on July 19, 2005 and amended on March 21, 2006.

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

On September 13, 2005 Council approved the recommendations in a report from the GMES that acted to create 5 City-owned parcels within SEFC.

#### PURPOSE

The purpose of this report is to seek Council authority to:

1. Establish portions of City-owned Lot 302 and Lot 314 on the SEFC waterfront as road;
2. Close and stop-up 1.5 metre wide strips of unnamed City street adjacent to City-owned Lot 314 and Lot 321.

## BACKGROUND

Planning for the development of Vancouver's 2010 Olympic Village and the City-owned lands located on the Southeast False Creek waterfront between the Cambie Street Bridge and Main Street, north of 1<sup>st</sup> Avenue continues. The work to date has focussed on Lots 314 to 321, inclusive, lying between Columbia Street and Ontario Street (see Appendix "D" being a composite of the area that is subject to this report).

On September 13, 2005 Council approved the recommendations in a report from the GMES that acted to create 5 City-owned parcels within SEFC from the (nearly) 80 separate holdings that existed at that time. The subject area was consolidated into a single lot, Lot 310, as part of the approvals granted by Council on September 13, 2005. Subsequent to September 13, 2005 work proceeded to subdivide Lot 310 into a number of development parcels, being Lots 314 to 321, inclusive. Plan BCP24394 was deposited in the Land Title Office on June 16, 2006. These lands, with exception of portions reserved for civic uses are those lands subject to a development agreement with Millennium Southeast False Creek Properties Ltd.

These lands are the subject of a rezoning application, currently under review. The referral report is being drafted concurrently with this report.

As staff have continued the site services design and proceeded with their review of the rezoning application, it has become apparent that with a number of minor amendments to the limits of Lot 314 and Lot 321, significant improvements can be achieved, including improving cycling amenities along the waterfront and cleaning up boundary issues with the private parcels, the dedicated road, and City services. These improvements are consistent with the SEFC ODP's environmental, social and economic sustainability objectives, and will ensure the intent, and policies contained in the Southeast False Creek Policy Statement, are carried forward and realized in the design of the community.

This report seeks the necessary Council approvals to secure these minor amendments to the limits of Lot 314 and Lot 321.

## DISCUSSION

### Recommendation A

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. Current design plans call for a permanent waterfront walkway within this established road.

The walkway is proposed to be carried over and through City-owned Lot 302. Further, as a result of the site-services design a storm water outfall is required along the northerly production of Ontario Street. There will also be lighting required for the waterfront walkway. These uses would typically require a statutory right-of-way be registered over Lot 302.

In this instance it is appropriate to establish as Road that portion of Lot 302 that will be used in the same manner as the adjacent lands containing the permanent waterfront walkway and City services. The establishment of a 0.332 hectare portion of Lot 302 as road, the same as shown heavy outlined on the sketch attached hereto as Appendix "A", is recommended to ensure the permanent waterfront walkway is on City-owned Road and is consistent with past Council actions.

## Recommendations B, C and D

The current waterfront walkway design includes a re-configuration of the waterfront bike network, moving it from the most northerly unnamed City Street to the waterfront generally parallel to the permanent walkway. This re-design is included in the approvals coming before Council related to the rezoning of Lots 314 - 321 and the consequential amendments to the SEFC ODP.

Upon subdivision of Lot 310 the travelled road network within the subject development lands was dedicated. The most northerly unnamed City street was dedicated at 21.5 metres wide to ensure it could accommodate all desired uses including the local bike network. The redesign work described above has relocated the bike network to a waterfront location, generally parallel to the permanent waterfront walkway. This has resulted in a surplus road width. A reduction of the road width (as shown hatched on Appendix "B" and "C") by 1.5 metres and the subsequent consolidation with the adjacent lands (Lot 314 and Lot 321) will result in better development parcels.

In increasing the north-south dimension of Lot 314 by 1.5 metres (127.5 square metres +/-) there is an opportunity to improve a very tight corner for the waterfront bike network by establishing an equal area (127.5 square metres +/-) of Lot 314 as Road (as shown cross-hatched on Appendix "C"). The resultant Lot 314 will be of equivalent size as originally proposed but in a marginally improved configuration with improvements to the (now) waterfront bike network.

Lot 321, to be developed as the Community Centre, will be an improved depth by the addition of 1.5 metres, north-south.

The City's Bicycle Advisory Committee (BAC) has reviewed the proposed move of the bikeway to the waterfront, and the widening of the waterfront walkway to accommodate cyclists, and has endorsed the proposed changes, subject to a more detailed review of the plan.

## Recommendation E

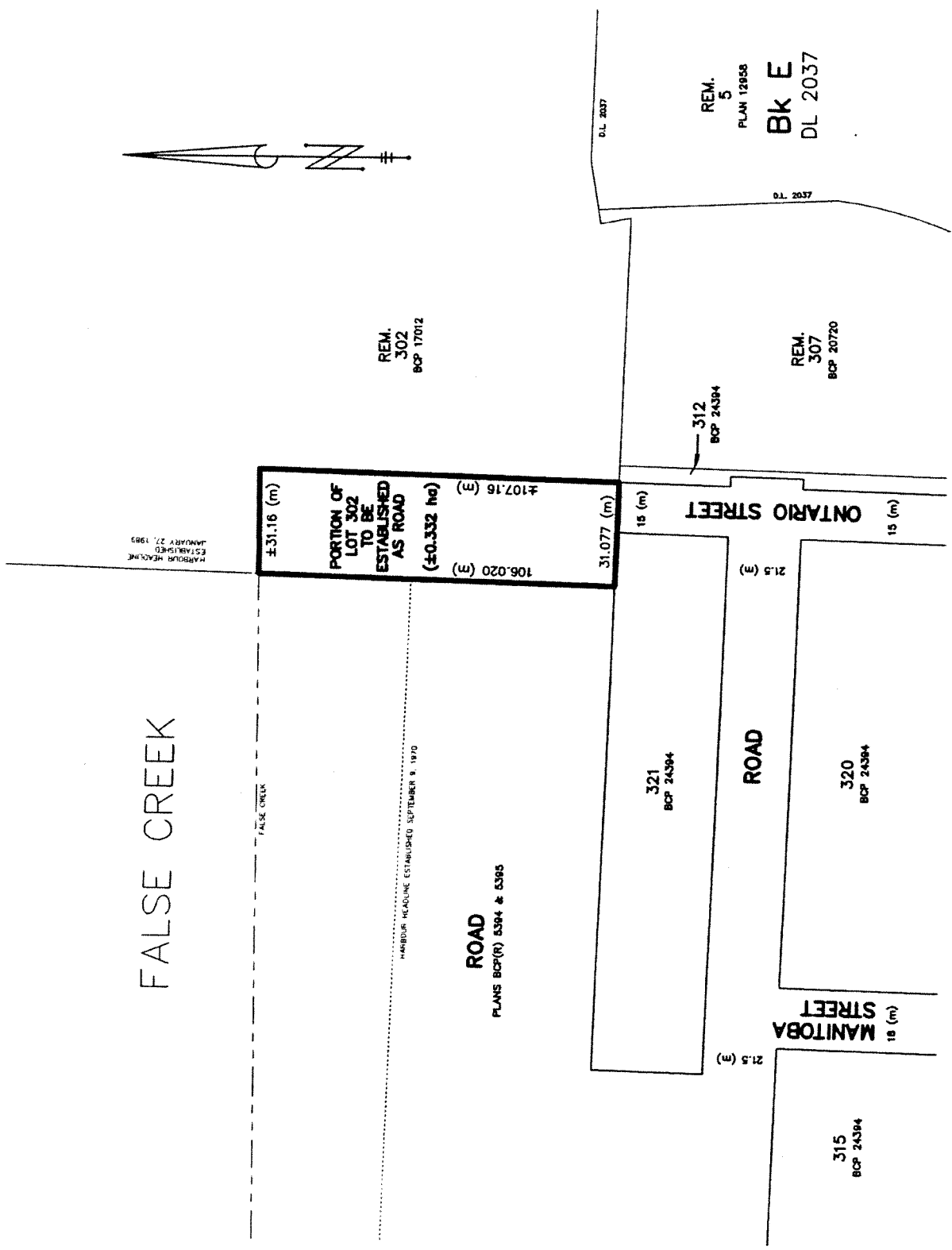
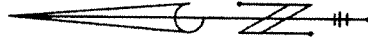
There are a number of charges registered against the titles to the lands to be established as Road. Recommendation E will cause these charges to be reviewed with a goal of releasing those that are obsolete, redundant or not consistent with the use of the lands as Road.

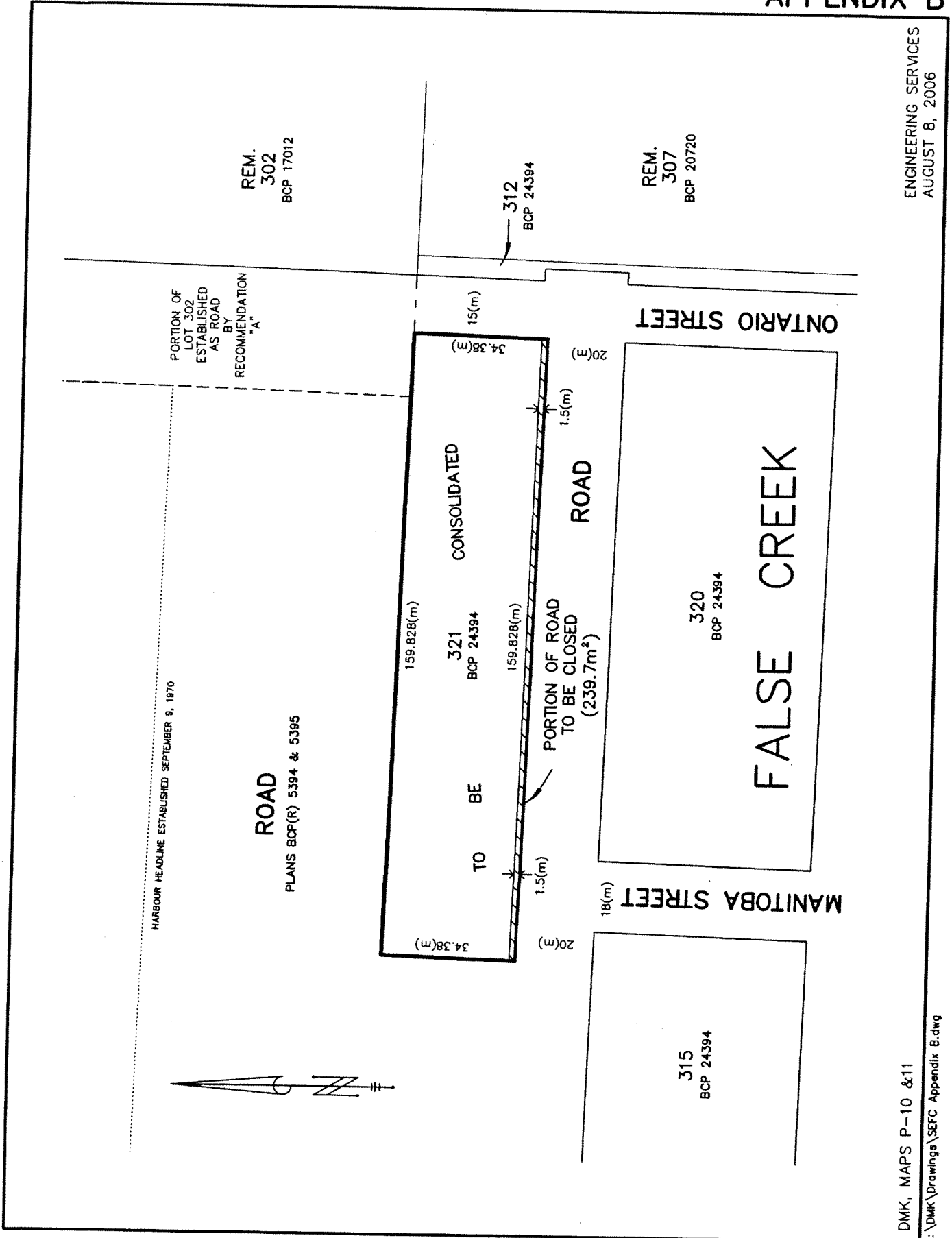
This report is consistent with the previous Council approvals within SEFC, the rezoning application currently under review and will ensure the development of both the 2010 Olympic Athletes Village and the City-owned SEFC lands can proceed in an orderly and efficient manner. The changes set out in this report must be made at this time to keep the Olympic Village project on schedule, particularly the preparation of the development permit drawings for the buildings on the northern-most parcels.

## CONCLUSION

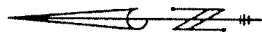
The General Manager of Engineering Services, in consultation with the Director of Real Estate Services, the Director of Legal Services, the General Manager, Park Board and the Project Manager, Southeast False Creek & Olympic Village recommends approval of Recommendations A-F. Approval of the recommendations contained herein continues the development process related to the City-owned lands at Southeast False Creek.

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HARBOUR HEADLINE ESTABLISHED SEPTEMBER 9, 1970



**ROAD**

PLANS BCP(R) 5394 & 5395

