



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: November 8, 2006
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VanRIMS No.: 13-2000-30
Meeting Date: November 28, 2006

TO: Vancouver City Council

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

SUBJECT: Closure of a Portion of Lane East of Main Street, South of East Georgia Street and Adjacent to 718 Main Street

RECOMMENDATION

THAT Council close, stop-up and convey to the abutting owner the 10 foot wide portion of lane adjacent to 718 Main Street (legally described as [PID: 013-768-549], Lot 4, Except the East 10 Feet Now Lane, Block 20 District Lot 196 Plan 184 (hereafter, "Lot 4")), the same as generally shown hatched on the plan attached as Appendix "A", subject to the terms and conditions as noted in Appendix "B".

If Council approves this report, the Formal Resolution to close the subject portion of lane adjacent to Lot 4 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 10 foot wide portion of lane east of Main Street, south of East Georgia Street and adjacent to Lot 4.

BACKGROUND

The owner of Lot 4 at 718 Main Street has made application to purchase the 10 foot wide portion of lane adjacent to Lot 4.

On December 22, 1941, Council resolved to sell Lot 4, except the east 10 feet, which was to be "allocated for lane purposes". The said portion of lane (legally described as [PID: 016-756-649] The East 10 Feet of Lot 4 Block 20 District Lot 196 Plan 184 (hereafter, "the East 10 Feet of Lot 4")), was established as lane by document filed 33756, deposited in the Land Title Office on January 17, 1942.

DISCUSSION

At this location, the lane is 30 feet wide and our requirement for this lane is only 20 feet, consistent with our City standard. Therefore, the residual strip - the East 10 Feet of Lot 4 - is no longer required for lane purposes, and could be closed, stopped-up and conveyed to the owner of abutting Lot 4.

The owner of Lot 4 has submitted a Development Permit Application (No. DE410755) to develop Lot 4, adjacent Lots 3, 5 and 6 (Plan 184), and the East 10 Feet of Lot 4, with a nine (9) storey mixed-use retail/residential building. Including the surplus strip of lane in the development proposal will allow for a "regularized" form of development, both above and below grade, at the lane. Consolidation of all parcels included in the development proposal to form a single parcel will be established as a condition of permit approval.

The Director of Real Estate Services has negotiated a sale of the East 10 Feet of Lot 4 as shown hatched in Appendix "A" for \$59,000 plus GST if applicable. The Director of Real Estate Services advises that the sale price of \$59,000 represents fair market value for the approximately 250 square foot (23.2 m²) portion of lane to be conveyed. The owner of Lot 4 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.

CONCLUSION

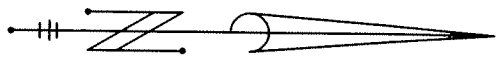
The General Manager of Engineering Services in consultation with the Director of Real Estate Services recommends approval of Recommendation A.

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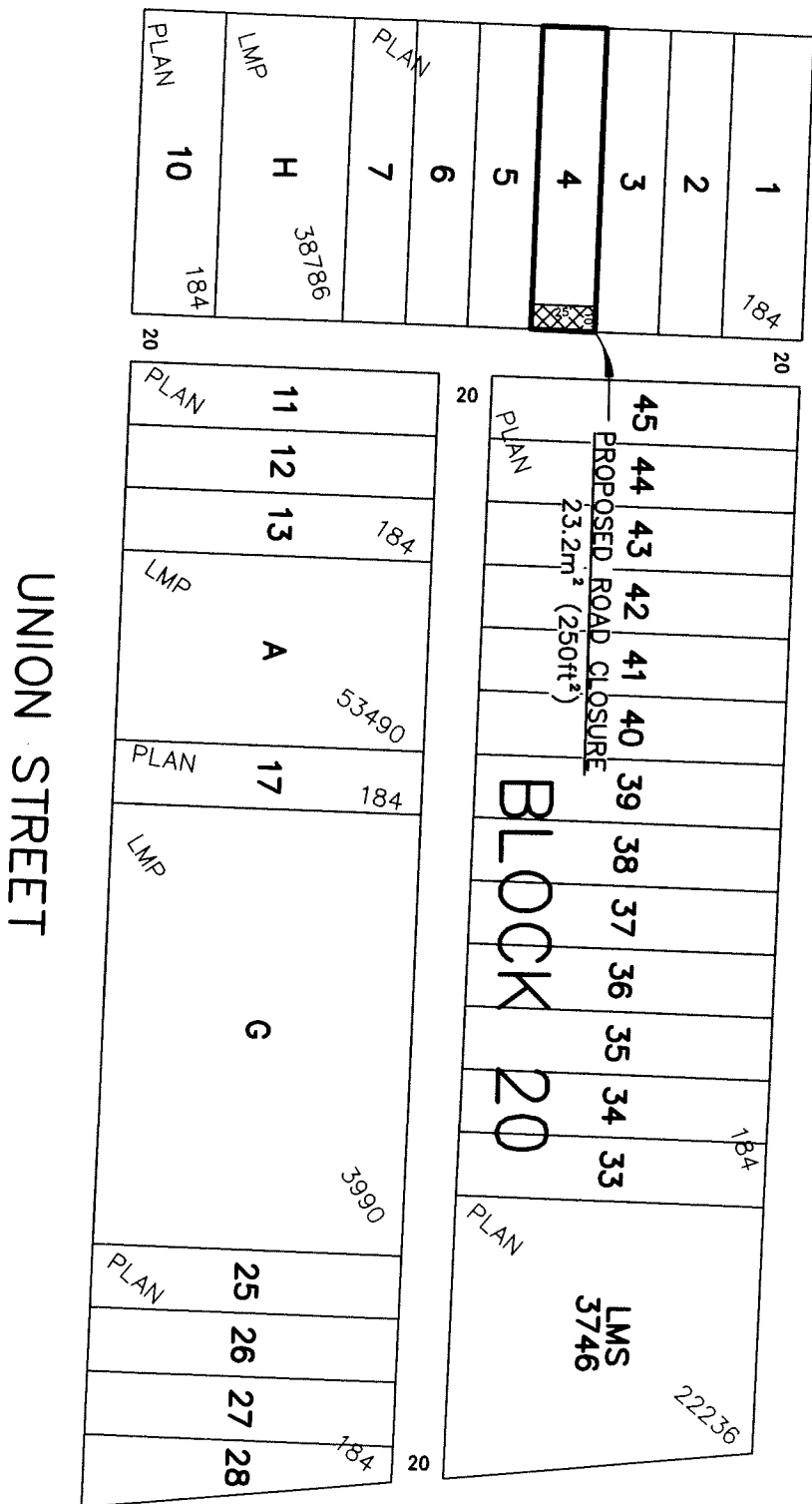
APPENDIX A

DRAWING NOT TO SCALE

EAST GEORGIA STREET



MAIN STREET



GORE AVENUE

UNION STREET

TERMS AND CONDITIONS OF CONVEYANCE

1. The lane to be closed to be consolidated with a minimum of the abutting Lot 4 to form a single parcel, the same as generally shown within the heavy outline of Appendix "A", to the satisfaction of the Director of Legal Services;
2. The abutting owner to pay \$59,000 plus GST if applicable for the approximately 250 square foot (23.2 m²) portion of lane 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 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, and fully registered in the Land Title Office.