



A3

ADMINISTRATIVE REPORT

Report Date: February 26, 2010
Contact: David Parkin
Contact No.: 604.873.7328
RTS No.: 08591
VanRIMS No.: 08-2000-20
Meeting Date: April 6, 2010

TO: Vancouver City Council

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

SUBJECT: Closure and Sale of a Portion of Road Adjacent to 1300 - 1336 Granville Street

RECOMMENDATION

- A. THAT Council close, stop-up and convey to the owner of Lot A Block 113 District Lot 541 Group 1 New Westminster District Plan 9441 ("Lot A"), and Lot 1 and 2 Block 113 District Lot 541 Group 1 New Westminster District Plan 210 ("Lot's 1 & 2"), (collectively the "Abutting Lands"); that portion of Rolston Crescent (the "Old Road Portion") the same as generally shown in heavy bold outline on the plan attached as Appendix "B", subject to the following condition:
- The owner of the Abutting Lands (the "Owner") to subdivide the Old Road Portion with Lot A and Lot's 1 & 2 to form two parcels and road as shown within heavy bold outline on the plan attached as Appendix "C", to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer.
- B. THAT Recommendation A be subject to the additional conditions (the "Additional Conditions") described in Appendix "A".
- C. THAT any agreements are to be to the satisfaction of the Director of Legal Services.
- D. THAT the Director of Legal Services or the Director of Real Estate Services, as applicable, be authorized to execute all plans, transfers, and documents as required.
- E. THAT no legal right or obligation shall be created and none shall arise hereafter until the documents are executed by the parties thereto.

- F. THAT the total sale proceeds of \$676,000.00 be credited to the Property Endowment Fund.

THE GENERAL MANAGER'S COMMENTS

The General Manager of Engineering Services recommends approval of the foregoing.

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 to the owner of the Abutting Lands the Old Road Portion, subject to the additional conditions noted in Appendix "A".

BACKGROUND

The site is located on the east side of the 1300 block of Granville Street, between Drake Street and the Granville Bridgehead. City Council approved the Comprehensive Development District (CD-1) Rezoning at the September 16, 2009 Public Hearing meeting for this site. The development of this site is under Development Application Number DE413061 and consists of the rehabilitation of the existing Heritage 'B' building (the "Yale Hotel") and the development of a twenty-two (22) storey building containing commercial and residential units. Council's approval of the closure and sale of the Old Road Portion, as described in this report, must be obtained before enactment of the rezoning bylaw and issuance of the Development Permit.

The proposed development anticipates the future removal of the Granville Bridge loops and the development of a conventional grid based street network at grade level in the two-block area bounded by Drake, Howe, Pacific and Seymour Streets as described in the 2002 Downtown Transportation Plan. Engineering Services has determined that the future conventional street network will have sufficient vehicle capacity and will also provide better pedestrian links to the development parcels within this area and to Granville Street. The closure and sale of the Old Road Portion to Owner and the subsequent dedication of road is an integral part of the transition to the future conventional street network proposed for the Granville Bridge loops area.

Engineering Services has conducted a review and found that the closure and sale of the Old Road Portion can be supported subject to the Recommendations and Additional Conditions noted in this report.

DISCUSSION

The approximately 44.3 square metre Old Road Portion, as generally shown in heavy bold outline on the plan attached as Appendix "B", is to be closed, stopped-up and conveyed in fee simple to the Owner and subdivided concurrently with the Abutting Lands to create two parcels and road as generally shown within heavy bold outline on the plan attached as Appendix "C". The conveyance of the Old Road Portion, subdivision and dedication of road

reflects a net loss in road area for the City of approximately 10.2 square metres (110 square feet). The Director of Real Estate and the Owner have entered into a Sale Contract to complete the aforementioned land sale.

The registration of a surface Statutory Right of Way for road purposes, in favour of the City, over a portion of proposed Lot B is required to facilitate the future conventional street network as generally shown in heavy bold outline on the plan attached as Appendix "D". A temporary surface Statutory Right of Way is also required to accommodate the current alignment of Rolston Street and lane that will be released upon the completion of the future conventional streets adjacent to the development and is generally shown in heavy bold outline on the plan attached as Appendix "E".

The Yale Hotel, to be preserved, occupies a portion of the road dedication sought along Rolston Crescent and therefore condition #5 of Appendix "A" to this report describes the requirement for an Option to Purchase agreement over the east 0.900 metres of the site now occupied by the building as generally shown in heavy bold outline on the plan attached as Appendix "F".

The Owner has made an application to subdivide in accordance with the proposed subdivision plan attached as Appendix "C" and Council approval is necessary to close, stop-up and convey this portion of Rolston Crescent before the subdivision plan can be registered in the Land Title Office.

The Director of Real Estate Services has negotiated the sale of the Old Road Portion for a total sum of \$676,000.00 plus applicable taxes. The Director of Real Estate Services advises that the sale price of \$676,000.00 represents fair market value for the Old Road Portion.

FINANCIAL IMPLICATIONS

The total sale proceeds of \$676,000.00 will be credited to the Property Endowment Fund.

CONCLUSION

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

* * * * *

ADDITIONAL CONDITIONS

1. The Owner to be responsible for all necessary plans, documents and Land Title Office fees;
2. The provision by the Owner of all required legal survey plans related to this land sale, prepared by a British Columbia Land Surveyor, to a standard suitable for registration in the Land Title Office, to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer;
3. The registration of a 0.250 metre wide surface Statutory Right of Way in favour of the City for road purposes on the title to proposed Lot B over the approximately 9.4 square metre area generally shown within the heavy bold outline on plan attached as Appendix "D", to the satisfaction of the General Manager of Engineering and the Director of Legal Services;
4. The registration of a interim Statutory Right of Way in favour of the City for road purposes on the title to proposed Lot B over the approximately 5.2 square metre area generally shown within the heavy bold outline on plan attached as Appendix "E", to the satisfaction of the General Manager of Engineering and the Director of Legal Services;
5. The registration of an irrevocable option to purchase in favour of the City on the title of proposed Lot A over the approximately 13.7 square metre area generally shown within the heavy bold outline on plan attached as Appendix "F", to the satisfaction of the General Manager of Engineering and the Director of Legal Services;
6. The registration in the Land Title Office of a Bridge Proximity Agreement for any future development in form and substance satisfactory to the Director of Legal Services and the General Manager of Engineering Services;

REFERENCE PLAN TO ACCOMPANY RESOLUTION OF THE COUNCIL OF THE CITY OF VANCOUVER STOPPING-UP A PORTION OF LANE DEDICATED BY THE DEPOSIT OF PLAN 9441, ADJACENT TO LOT A, BLOCK 113, DISTRICT LOT 541, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN 9441.

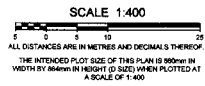
CITY OF VANCOUVER
BCGS 92G.025

PLAN BCP _____

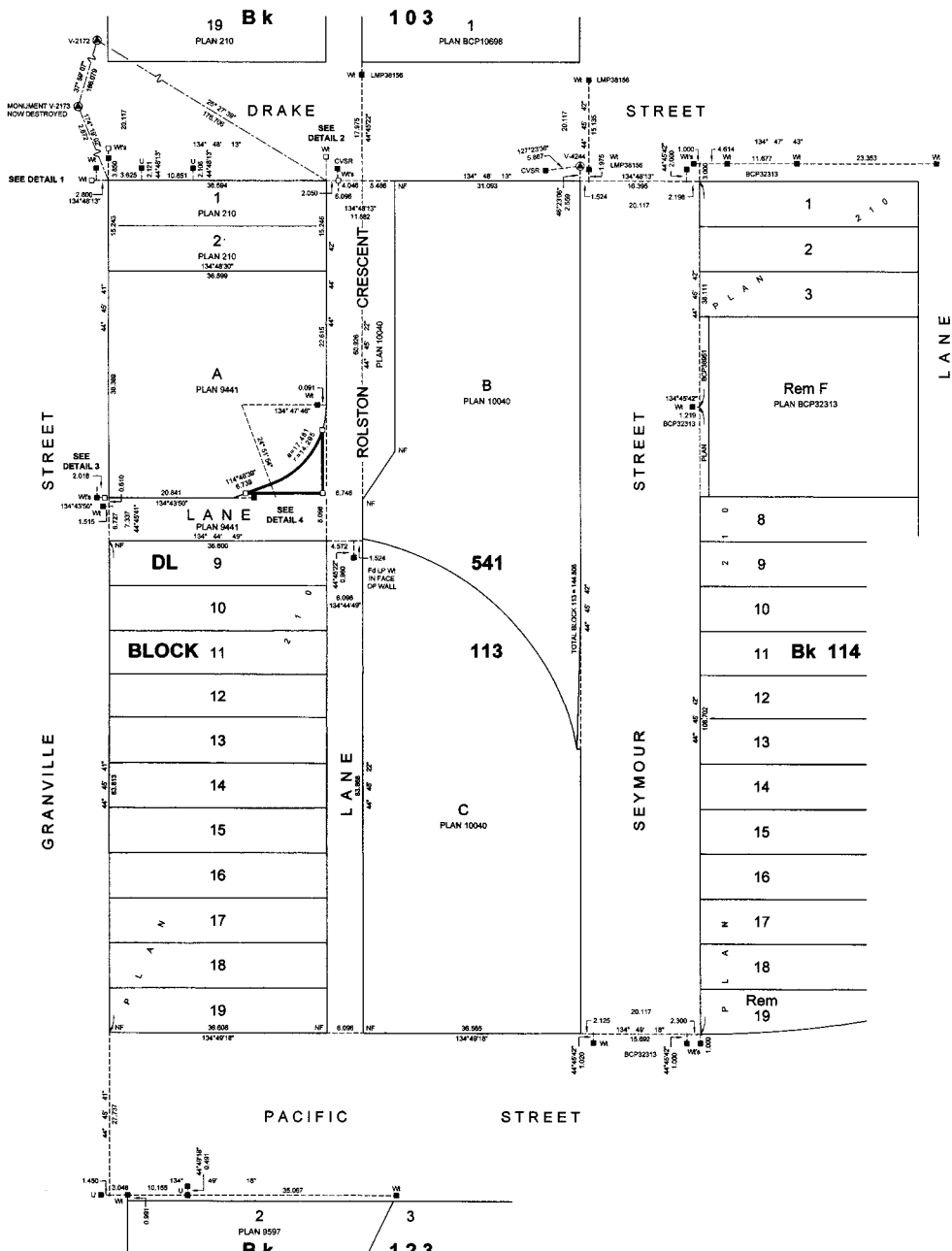
DEPOSITED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.

THIS _____ DAY OF _____, 2010

REGISTRAR

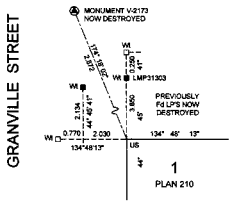


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
THE INTENDED PLOT SIZE OF THIS PLAN IS 8600m² IN WIDTH BY 3600m IN HEIGHT AS SHOWN WHEN PLOTTED AT A SCALE OF 1:400



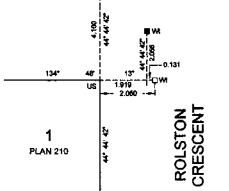
DETAIL 1
NOT TO SCALE

DRAKE STREET

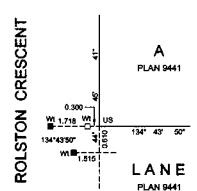


DETAIL 2
NOT TO SCALE

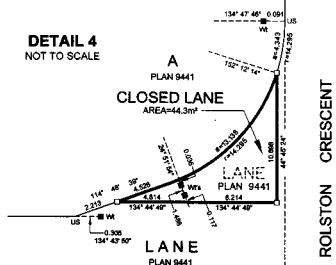
DRAKE STREET



DETAIL 3
NOT TO SCALE



DETAIL 4
NOT TO SCALE



LEGEND
INTEGRATED SURVEY AREA #114063, (CRS) 2005.
CITY OF VANCOUVER
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS V-2172 AND V-2173 (NOW DESTROYED).
■ DENOTES LEAD PLUG FOUND
□ DENOTES LEAD PLUG PLACED (PENING)
⊙ DENOTES CONTROL MONUMENT
⊙ DENOTES UNSUITABLE FOR POSTING
U DENOTES UNREGISTERED
CVR DENOTES CITY OF VANCOUVER SURVEY RECORDS
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9998006.
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE SET ALONG THE PRODUCTION OF THE PROPERTY BOUNDARY UNLESS OTHERWISE NOTED.

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FX: 604-480-6585
www.bennettlandsurvey.com

FB 462 P. 56 (A/D)
FB 530 P. 58 (A/D)
FB 622 P. 70 (A/D)

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

I, PATRICK KORABEK, A BRITISH COLUMBIA LAND SURVEYOR OF NORTH VANCOUVER, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED

ON THE 10th DAY OF DECEMBER, 2009

THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 10092

ON THE 10th DAY OF DECEMBER, 2009

REGISTRAR

SUBDIVISION PLAN OF LOTS 1, AND 2, PLAN 210, AND LOT A, PLAN 9441, AND CLOSED LANE INCLUDED IN REFERENCE PLAN BCP (DEDICATED BY THE DEPOSIT OF PLAN 9441), ALL OF BLOCK 113, DISTRICT LOT 541, GROUP ONE, NEW WESTMINSTER DISTRICT.

PLAN BCP

DEPOSITED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.

THIS DAY OF 2010

REGISTRAR

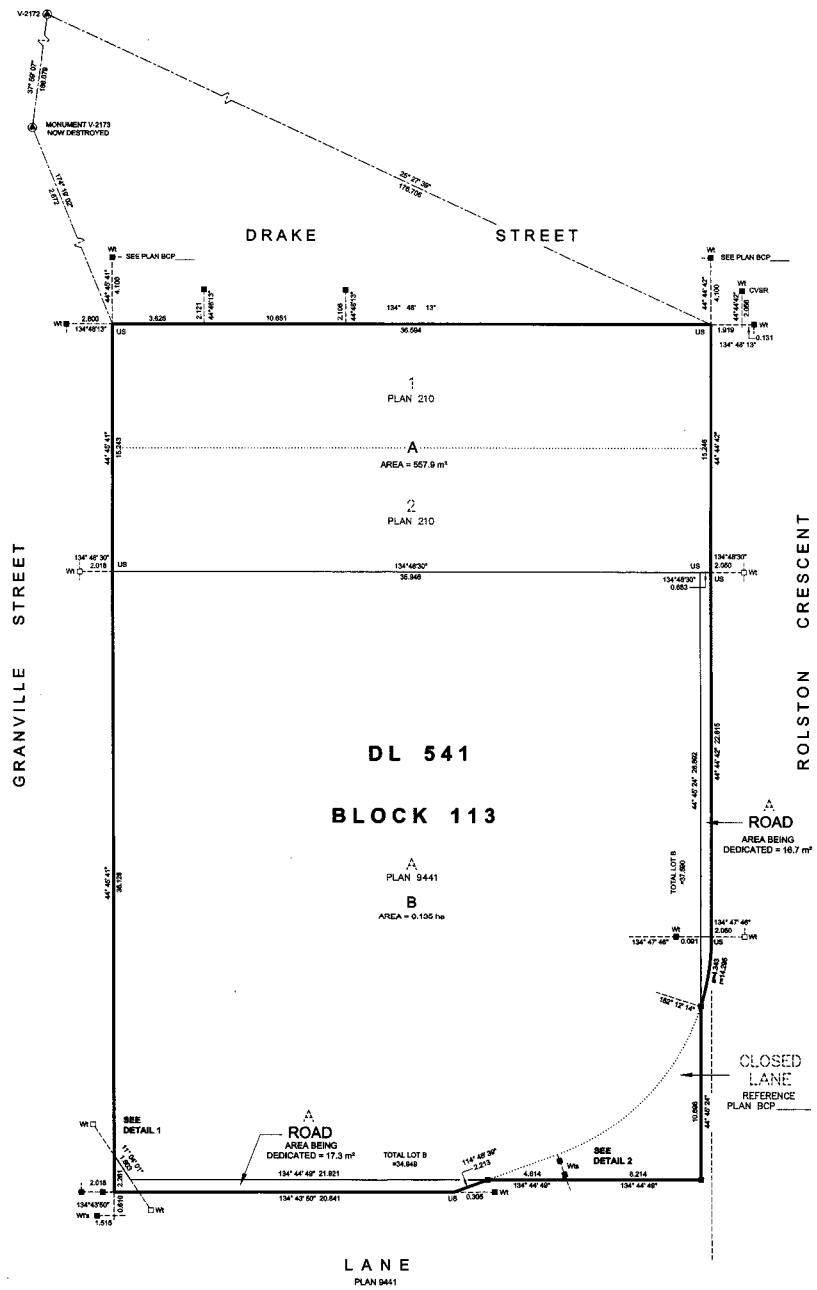
PURSUANT TO SECTION 74 OF THE LAND TITLE ACT.

CITY OF VANCOUVER

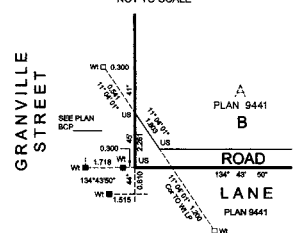
BCGS 92G.025

SCALE 1:150

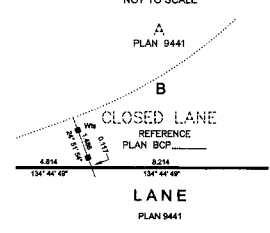
1 2 3 4 5 10
ALL DISTANCES ARE METERS AND DECIMALS THEREOF.
THE INTENDED PLOT SIZE OF THIS PLAN IS 800mm IN WIDTH BY 600mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:150



DETAIL 1 NOT TO SCALE



DETAIL 2 NOT TO SCALE



LEGEND
INTERATED SURVEY AREA #1 NAD83 (ICRS) 2005
CITY OF VANCOUVER
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS V-2172 AND V-2173 (NOW DESTROYED)
■ - DENOTES LEAD PILE FOUND
□ - DENOTES LEAD PILE PLACED (PENDING)
⊙ - DENOTES CONTROL MONUMENT
⊕ - DENOTES UNSTABLE FOR POSTING
CVR - DENOTES CITY OF VANCOUVER SURVEY RECORDS
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED TO COMPUTE GRID DISTANCES. MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.99995.
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE SET ALONG THE PRODUCTION OF THE PROPERTY BOUNDARY UNLESS OTHERWISE NOTED.

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FX: 604-980-0889
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FB 482 P 58 (A20)
FB 530 P 58 (A20)
FB 532 P 70 (A20)

OWNER
RIZE ALLIANCE (1300 GRANVILLE) PROPERTIES LTD.
180-10-136568
AUTHORIZED SIGNATORY (PRINT AND SIGN NAME)

AUTHORIZED SIGNATORY (PRINT AND SIGN NAME)

WITNESS AS TO BOTH SIGNATURES (PRINT AND SIGN NAME)

OCCUPATION OF WITNESS

ADDRESS OF WITNESS

MORTGAGEE
AS TO MORTGAGE AND ASSIGNMENT OF RENTS
BANK OF MONTREAL
AUTHORIZED SIGNATORY (PRINT AND SIGN NAME)

AUTHORIZED SIGNATORY (PRINT AND SIGN NAME)

WITNESS AS TO BOTH SIGNATURES (PRINT AND SIGN NAME)

OCCUPATION OF WITNESS

ADDRESS OF WITNESS

APPROVED UNDER THE LAND TITLE ACT
THIS DAY OF 2010

APPROVING OFFICER FOR THE CITY OF VANCOUVER

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

I, PATRICK KORABER, A BRITISH COLUMBIA LAND SURVEYOR OF NORTH VANCOUVER, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED

ON THE 13th DAY OF DECEMBER 2009
THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 102093

ON THE 13th DAY OF DECEMBER 2009

REGISTRAR

**EXPLANATORY PLAN OF STATUTORY RIGHT OF WAY OVER A PORTION OF LOT B, BLOCK 113,
DISTRICT LOT 541, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN BCP _____**

PLAN BCP _____

DEPOSITED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.

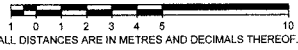
PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT.

THIS ____ DAY OF _____, 2010.

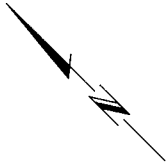
CITY OF VANCOUVER
BCGS 92G.025

REGISTRAR

SCALE 1:150



THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:150



GRANVILLE STREET

ROLSTON CRESCENT

DL 541
BLOCK 113

A
PLAN BCP _____

STATUTORY RIGHT OF WAY
PLAN BCP _____

134° 48' 30"
35.696
TOTAL LOT B = 35.946

0.250
134° 48' 30"

B
PLAN BCP _____

STATUTORY RIGHT OF WAY
AREA = 9.4 m²

TOTAL LOT B = 34.949
34.699
134° 44' 49"

STATUTORY RIGHT OF WAY
PLAN BCP _____

44° 45' 24" 37.590
44° 45' 24" 37.590

134° 44' 49"
0.250

LANE

INTEGRATED SURVEY AREA #31 NAD83, (CSRS) 2005,
CITY OF VANCOUVER

GRID BEARINGS ARE DERIVED
FROM REFERENCE PLAN BCP _____

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B.C. LAND SURVEYORS
#201 - 275 FELL AVENUE
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V7P 3R5
PH: 604-980-4868
FX: 604-980-5856
www.bennettsurveys.com

FB 462 P 56 (ADB)
FB 530 P 58 (ADB)

N:\IC0010-NV-2010\13258-YALE-CECIL\13258-CONTROL-(CIVIL-3D)\EX13258-4-(C3D).DWG

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

THIS PLAN WAS COMPLETED AND CHECKED, AND
THE CHECKLIST FILED UNDER # 107244

ON THE 24th DAY OF FEBRUARY, 2010.

AND IS HEREBY CERTIFIED CORRECT IN
ACCORDANCE WITH LAND TITLE OFFICE RECORDS.

PATRICK KORABEK B.C.L.S.

**EXPLANATORY PLAN OF STATUTORY RIGHT OF WAY OVER A PORTION OF LOT B, BLOCK 113,
DISTRICT LOT 541, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN BCP _____**

PLAN BCP _____

DEPOSITED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.

THIS _____ DAY OF _____, 2010.

REGISTRAR

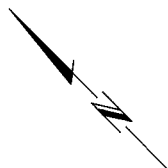
PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT.

CITY OF VANCOUVER
BCGS 92G.025

SCALE 1:150



THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:150



GRANVILLE STREET

ROLSTON CRESCENT

DL 541
BLOCK 113

A
PLAN BCP _____

STATUTORY RIGHT OF WAY
PLAN BCP _____

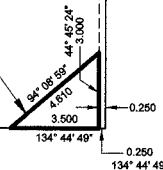
B
PLAN BCP _____

STATUTORY RIGHT OF WAY
PLAN BCP _____

STATUTORY RIGHT OF WAY
AREA = 5.2 m²

TOTAL LOT B = 34.949
31.199

134° 44' 49"



LANE

INTEGRATED SURVEY AREA #31 NAD83, (CSRS) 2005,
CITY OF VANCOUVER

GRID BEARINGS ARE DERIVED
FROM REFERENCE PLAN BCP _____

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FB 462 P 56 (ADB)
FB 530 P 56 (ADB)

N:\IC0010-NV-2010\13258-YALE-CECIL\13258-CONTROL-(CIVIL-3D)\EX13258-3-(C3D).DWG

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

THIS PLAN WAS COMPLETED AND CHECKED, AND
THE CHECKLIST FILED UNDER # 107242

ON THE 24th DAY OF FEBRUARY, 2010.

AND IS HEREBY CERTIFIED CORRECT IN
ACCORDANCE WITH LAND TITLE OFFICE RECORDS.

PATRICK KORABEK B.C.L.S.

**EXPLANATORY PLAN OF STATUTORY RIGHT OF WAY OVER A PORTION OF LOT A, BLOCK 113,
DISTRICT LOT 541, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN BCP _____**

PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT.
CITY OF VANCOUVER
BCGS 92G.025

PLAN BCP _____

DEPOSITED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.

THIS _____ DAY OF _____, 2010.

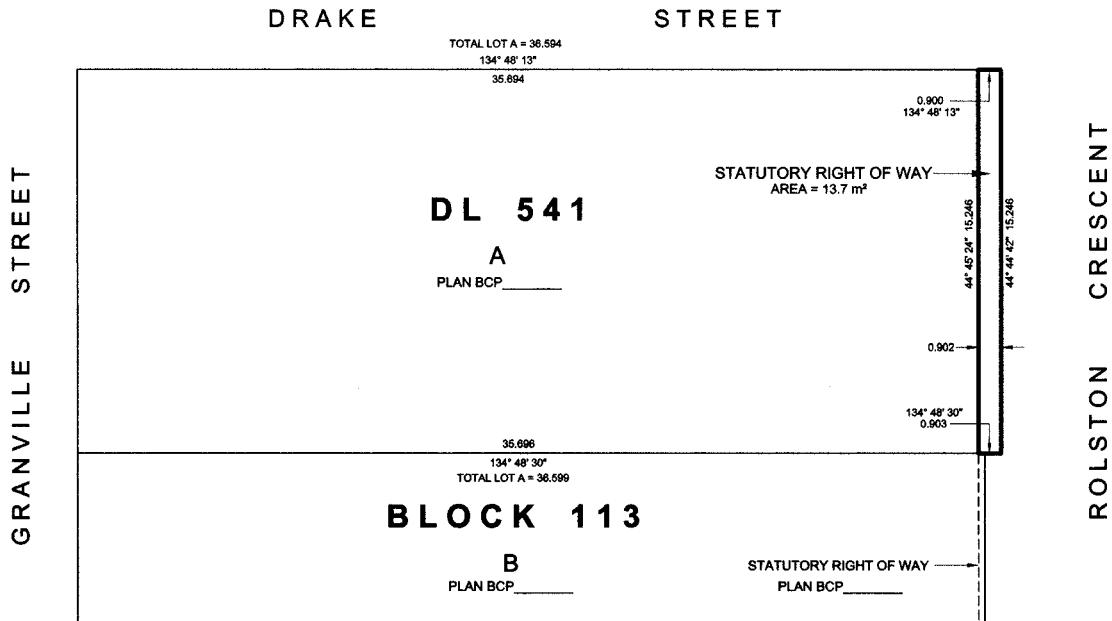
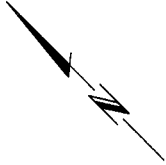
REGISTRAR

SCALE 1:150



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:150



INTEGRATED SURVEY AREA #31 NAD83, (CSRS) 2005.
CITY OF VANCOUVER

GRID BEARINGS ARE DERIVED FROM REFERENCE PLAN BCP _____

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N:\C0010-NV-2010\13258-YALE-CECIL\13258-CONTROL-(CIVIL-3D)\EX13258-2-(C3D).DWG

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

THIS PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 107241

ON THE 24th DAY OF FEBRUARY, 2010.

AND IS HEREBY CERTIFIED CORRECT IN ACCORDANCE WITH THE LAND TITLE OFFICE RECORDS.

PATRICK KORABEK B.C.L.S.