



## ADMINISTRATIVE REPORT

Report Date: April 10, 2012  
Contact: Al Zacharias  
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RTS No.: 9592  
VanRIMS No.: 08-2000-20  
Meeting Date: May 1, 2012

TO: Vancouver City Council

FROM: 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 3510 Fraser Street

### *RECOMMENDATION*

- A. THAT Council close, stop-up and convey to the abutting owner that approximately 854 square foot portion of road being: [PID: 016-242-831] The North 7 Feet of Lot 1 Block 54 District Lot 301 Plan 187 (the "Road Portion"), the same as generally shown hatched on the plan attached as Appendix "B", subject to the terms and conditions as noted in Appendix "A".
- B. THAT the sale proceeds of \$177,205.00 be credited to the Property Endowment Fund (PEF).

If Council approves the recommendations as contained in this report, the Formal Resolution to close the Road Portion will be before Council later this day for approval.

### *REPORT SUMMARY*

As this thin strip of Road has been deemed surplus for civic purposes this report seeks Council authority to close, stop-up and convey the Road Portion to the owner of 3510 Fraser Street.

### *COUNCIL AUTHORITY/PREVIOUS DECISIONS*

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

It is Council policy and practice that property assets declared surplus to civic needs are transferred to the PEF or are sold with the proceeds credited to the PEF.

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***CITY MANAGER'S/GENERAL MANAGER'S COMMENTS***

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

***REPORT******Background/Context***

The owner of 3510 Fraser Street (legally described as [PID: 007-955-111] Lot F Block 54 District Lot 301 Plan 14054) has made application to purchase the Road Portion adjacent to Lot F.

The Road Portion to be closed is 7 feet wide and was established as road by Council Resolution in 1946. The Road Portion presently functions as part of the boulevard area adjacent to Lot F.

In deeming streets or lanes surplus and available for sale to the abutting property owner, the General Manager of Engineering Services ensures the property is not required for:

- transportation improvements for all modes; or,
  - infrastructure benefiting the public, and
- consults with the Director of Real Estate to ensure the property would not otherwise be an asset to deliver civic objectives such as:
- additional public green space;
  - childcare; and,
  - affordable housing.

***Strategic Analysis***

The 19<sup>th</sup> Avenue road allowance adjacent to Lot F is 73 feet in width, which exceeds the City standard of 66 feet. An Engineering Services review of this matter has concluded that the Road Portion is no longer required for transportation or infrastructure purposes and has consulted with the Director of Real Estate to ensure that it is not required for civic purposes.

The Director of Real Estate Services has negotiated a sale of the Road Portion for \$177,205 plus applicable taxes. The Director of Real Estate Services advises that the sale price of \$177,205 represents fair market value for the Road Portion to be conveyed. The owner of Lot F will be responsible for all costs, plans, document and Land Title Office fees required to complete the conveyance.

***Implications/Related Issues/Risk (if applicable)******Financial***

The sale proceeds of \$177,205 will be credited to the Property Endowment Fund.

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*CONCLUSION*

The General Manager of Engineering Services, in consultation with the Director of Real Estate Services, has deemed this Portion of Road surplus to civic purposes, meaning it is not required or suitable for civic priorities such as transportation, infrastructure to benefit the public, additional public green space, childcare, or affordable housing and therefore recommends the sale of the surplus land to the abutting property owner.

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1. The Road Portion to be closed is to be consolidated with Lot F 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 of Lot F to pay \$177,205 plus applicable taxes for the Road Portion, in accordance with the recommendation of the Director of Real Estate Services;
3. The abutting owner to be responsible for all necessary plans, documents, and Land Title Office fees;
4. Any agreements are to be drawn to the satisfaction of the Director of Legal Services;
5. 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.

