



## ADMINISTRATIVE REPORT

Report Date: September 19, 2013  
Contact: Al Zacharias  
Contact No.: 604.873.7214  
RTS No.: 10298  
VanRIMS No.: 08-2000-20  
Meeting Date: October 22, 2013

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 Lane Abutting 2145 West 8th Avenue

### **RECOMMENDATION**

- A. THAT Council close, stop-up and convey to the owner of 2145 West 8<sup>th</sup> Avenue (legally described as [PID:015-212-530] Lot 14, Except the North 10 Feet Now Lane and the East 1.5 Feet, Block 304 District Lot 526 Plan 590 (hereinafter, "Remainder Lot 14")) that approximately 485 square foot portion of abutting lane being: [PID:016-060-997] The North 10 Feet of Lot 14, Except the East 1.5 Feet, Block 304 District Lot 526 Plan 590 (hereinafter, the "Lane Portion"), the same as generally shown hatched on the plan attached as Appendix "A", subject to the terms and conditions noted in Appendix "B".
- B. THAT the sale proceeds of \$115,000.00 be credited to the Property Endowment Fund (PEF).

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

### **REPORT SUMMARY**

As the Lane Portion has been determined to be surplus to civic needs, this report seeks Council authority to close, stop-up and convey the Lane Portion to the owner of 2145 West 8<sup>th</sup> Avenue.

### **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 proceeds credited to the PEF.

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

The General Manager of Engineering Services and the General Manager of Real Estate and Facilities Management recommend approval of the foregoing.

### ***REPORT***

#### ***Background/Context***

The Lane Portion to be closed was established as lane in 1943, in accordance with the corresponding Council Resolution for the sale of Remainder Lot 14 to the former owner. The Lane Portion is presently occupied by a portion of the existing St. Augustine's School building at 2145 West 8<sup>th</sup> Avenue.

The current owner of Remainder Lot 14 at 2145 West 8<sup>th</sup> Avenue has made application to purchase the abutting Lane Portion.

The owner of Remainder Lot 14 intends to upgrade the St. Augustine's School facility, and a corresponding development application for the site is to be submitted in the near future.

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

- Transportation improvements for all modes; or
- Infrastructure benefiting the public; and

Consults with the Director of Real Estate Services to ensure that 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 Lane Portion has never been opened and has been occupied by the school building for many years. An Engineering Services review of this matter has concluded that the Lane Portion is not required for civic purposes.

The Director of Real Estate Services has negotiated a sale of the Lane Portion for \$115,000 plus applicable taxes. The Director of Real Estate Services advises that the sale price represents fair market value for the Lane Portion to be conveyed. The owner of Remainder Lot 14 will be responsible for all costs, plans, document and Land Title Office fees required to complete the conveyance.

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

*Financial*

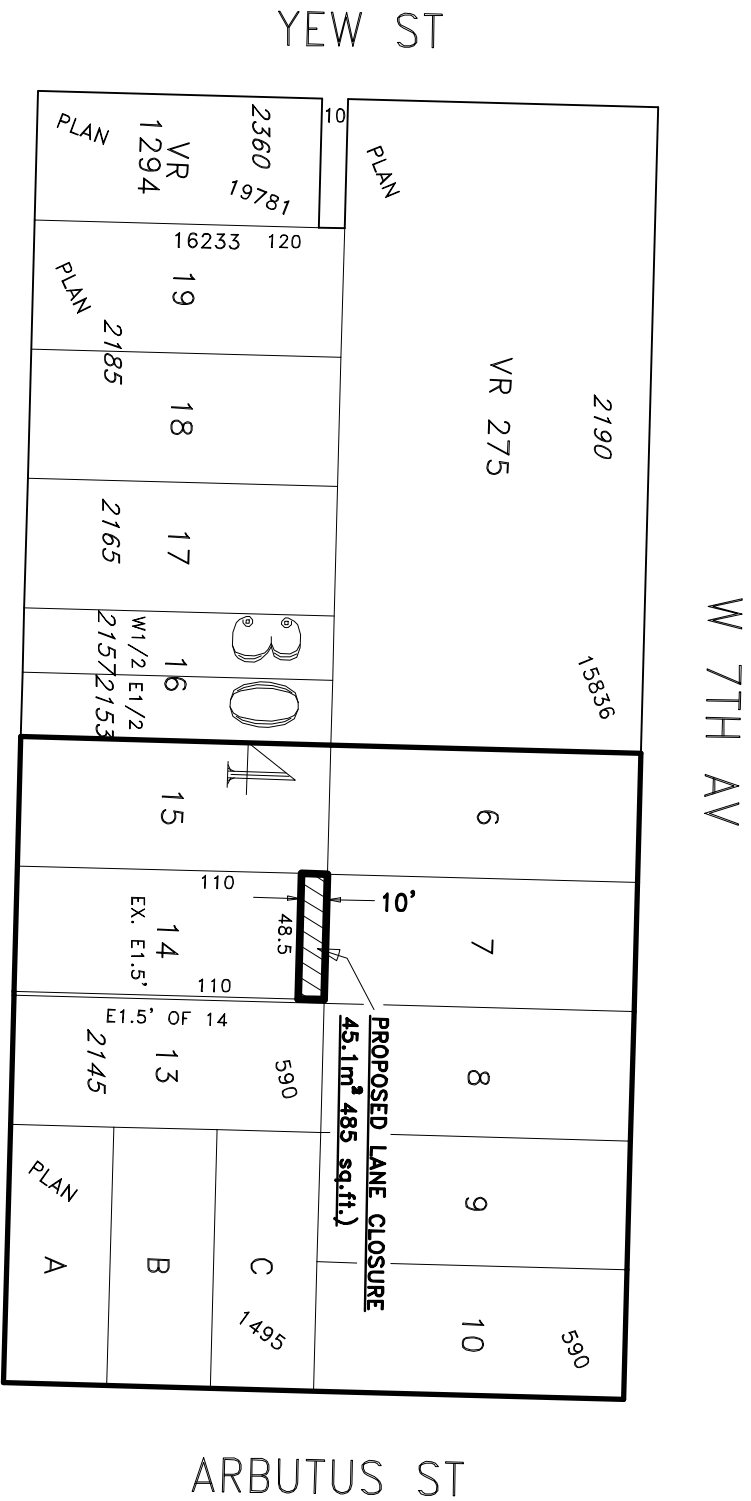
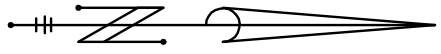
The sale proceeds of \$115,000 will be credited to the PEF.

**CONCLUSION**

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

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# APPENDIX A



ALL DISTANCES ARE IN FEET  
PBN, MAP L-12

ENGINEERING SERVICES  
SEPTEMBER 17, 2013

1. The Lane Portion to be closed is to be consolidated with Remainder Lot 14, and:

[PID: 015-212-441] Lot 6 Block 304 District Lot 526 Plan 590;  
[PID: 015-212-459] Lot 7 Block 304 District Lot 526 Plan 590;  
[PID: 015-212-467] Lot 8 Block 304 District Lot 526 Plan 590;  
[PID: 015-212-475] Lot 9 Block 304 District Lot 526 Plan 590;  
[PID: 015-212-491] Lot 10 Block 304 District Lot 526 Plan 590;  
[PID: 015-212-505] Lot 13 Block 304 District Lot 526 Plan 590;  
[PID: 015-212-513] The East 1.5 Feet of Lot 14 Block 304 District Lot 526 Plan 590;  
[PID: 015-212-556] Lot 15 Block 304 District Lot 526 Plan 590;  
[PID: 014-602-784] Lot A Block 304 District Lot 526 Plan 1495;  
[PID: 014-602-806] Lot B Block 304 District Lot 526 Plan 1495; and  
[PID: 014-602-814] Lot C Block 304 District Lot 526 Plan 1495;

(collectively, the St. Augustine's School property) 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 Remainder Lot 14 to pay \$115,000 plus applicable taxes for the Lane 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.