



ADMINISTRATIVE REPORT

Report Date: October 3, 2013
Contact: Al Zacharias
Contact No.: 604.873.7214
RTS No.: 10321
VanRIMS No.: 08-2000-20
Meeting Date: November 5, 2013

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 Portions of Roads and Lanes - East Fraser Lands Area 1

RECOMMENDATION

THAT Council close, stop-up and convey to the owners of 3350, 3520, and 3699 Marine Way, 3505 and 3515 Preston Avenue, and 3512 East Kent Avenue South (Park Lane River District Developments Ltd. and Park Lane Fraser Lands North Ltd. ("Park Lane")):

- i) Those 829.2 sq.m. and 829.0 sq. m. portions of East Kent Avenue North;
- ii) Those 0.310 ha and 0.505 ha portions of Cromwell Street;
- iii) That 465.6 sq. m. portion of Preston Avenue; and,
- iv) Those 141.3 sq. m. and 543.8 sq. m. portions of lane;

All as generally shown within bold outline on the plan attached as Appendix "B" (the "Roads and Lanes"), to be subdivided with the abutting lands, subject to the terms and conditions as noted in Appendix "A".

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

REPORT SUMMARY

The purpose of this report is to seek Council Authority to close, stop-up and convey the Roads and Lanes to Park Lane, in support of the East Fraser Lands ("EFL") Area 1 rezoning conditions previously approved by Council.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

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

On September 16, 2008, City Council approved in principle, the rezoning of EFL Area 1 subject to conditions, including but not limited to, arrangements for the road closures and the registration of subdivision plan(s) to create the EFL Area 1 parcels generally as defined in the East Fraser Lands design guidelines.

Council approved the closure and sale of certain roads in EFL Area 2 on July 20, 2010 (Hartley Street) and on October 16, 2012 (Kinross Street and East Kent Avenue South) in support of the EFL Area 2 development to the west of Area 1.

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 ODP for East Fraser Lands calls for a re-configuration of the old street network to reflect current City transportation and public access objectives. The Roads and Lanes to be closed will be subdivided with the abutting lands generally in accordance with the draft subdivision plan attached as Appendix "C" (the "Subdivision"). The new road network will be dedicated to City at no cost to the City.

Although not currently active as City streets the Roads and Lanes still contain some utility infrastructure. In order to protect the utility infrastructure for an interim period Statutory Right of Ways will be registered over the portions of the closed Roads and Lanes until the utilities have been fully relocated or abandoned.

The Roads and Lanes to be closed are generally shown within bold outline on the sketch plan attached as Appendix "B".

Strategic Analysis

The closure of the Roads and Lanes and subdivision with adjacent lands is consistent with the ODP and proposed rezoning for EFL Area 1 (Town Square, Park, and Waterfront Precincts).

The General Manager of Engineering Services has determined that, subject to the conditions noted in this report, the Roads and Lanes are surplus and available for sale to Park Lane. Access to the Fraser River will be retained and enhanced by the new roads created by the Subdivision.

Civic priorities such as transportation improvements and infrastructure benefitting the public including public green space, childcare and affordable housing have been addressed by the rezoning process.

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

Under the public amenity and financial strategy for the East Fraser Lands ODP Park Lane was obligated to dedicate land to the City for road, parks, and open space at no cost to the City as conditions of rezoning approval. Therefore the General Manager of Real Estate and Facilities Management recommends that the purchase price for the Road Portions be at a nominal \$10.00 value.

CONCLUSION

The General Manager of Engineering Services, in consultation with the Director of Real Estate Services, RECOMMENDS approval of the Recommendations contained in this report.

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TERMS AND CONDITIONS OF CONVEYANCE

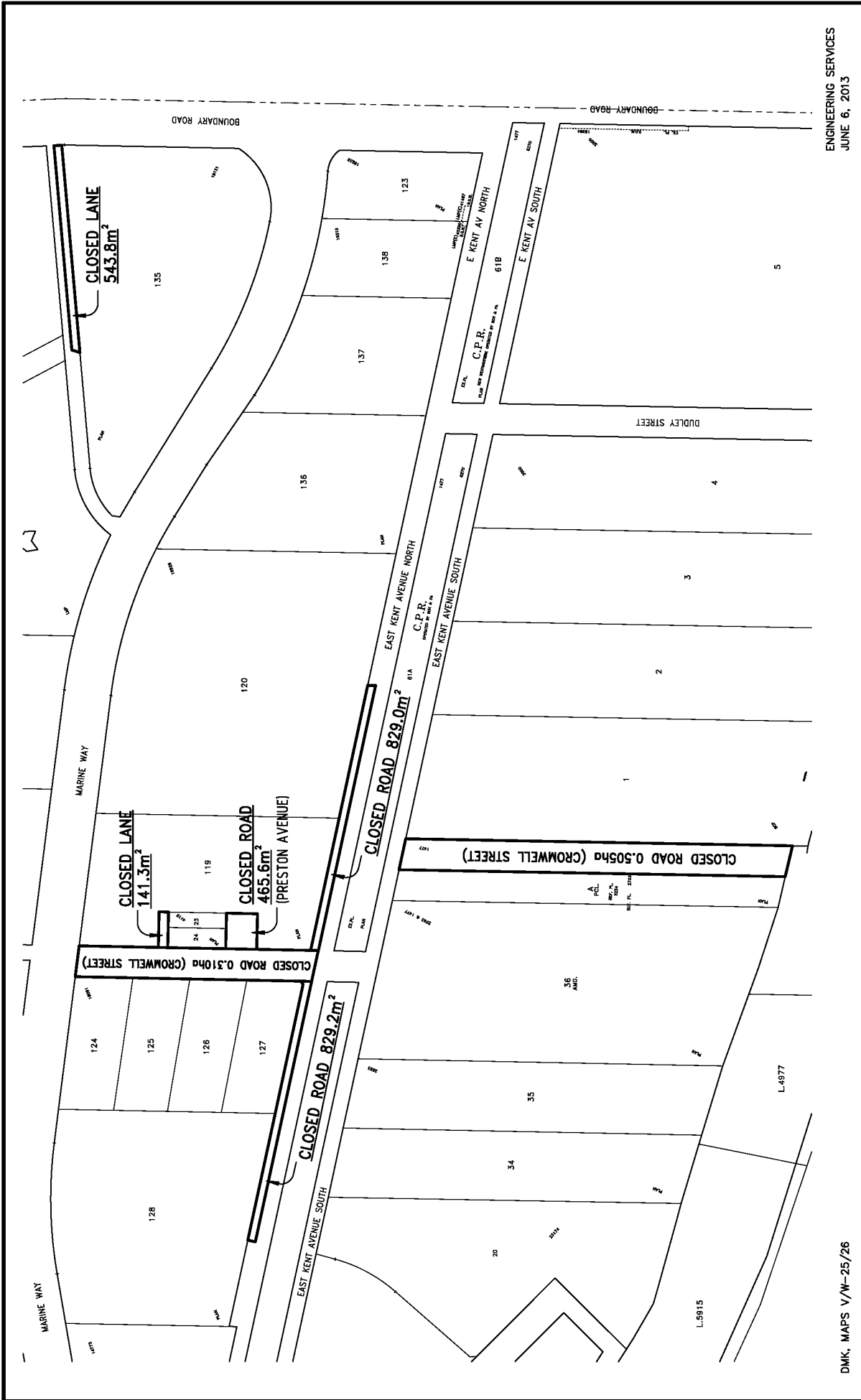
1. The Roads and Lanes to be closed are to be subdivided, to the satisfaction of the Director of Legal Services and Approving Officer with, at a minimum, the following properties:

PID	Legal Description
007-044-372	Lot 124 Blocks 16 to 19 District Lot 331 Plan 19091
007-044-381	Lot 125 Blocks 16 to 19 District Lot 331 Plan 19091
007-044-399	Lot 126 Blocks 16 to 19 District Lot 331 Plan 19091
007-044-402	Lot 127 Blocks 16 to 19 District Lot 331 Plan 19091
007-051-883	Lot 119 District Lot 331 Plan 18928
016-047-346	Lot 24 Blocks 24 to 29 District Lots 330 and 331 Plan 4118
016-047-338	Lot 23 Blocks 24 to 29 District Lots 330 and 331 Plan 4118
007-044-411	Lot 128 Blocks 16 to 19 District Lots 330 and 331 Plan 19091
007-051-891	Lot 120 District Lot 331 Plan 18928
007-037-406	Lot 136 District Lot 331 Plan 19319
029-058-091	Lot 20 Block 17 District Lot 330 Group 1 New Westminster District Plan EPP23174
013-594-648	Lot 34 Blocks 9, 10, and 16 to 19 District Lots 330 and 331 Plan 2593
013-594-681	Lot 35 Blocks 9, 10, and 16 to 19 District Lots 330 and 331 Plan 2593
013-594-711	Amended Lot 36 (See 55949L) Blocks 9, 10 and 16 to 19 District Lots 330 and 331 Plan 2593
014-602-971	Lot A (Reference Plan 3234) Blocks 24 to 29 District Lots 330 and 331 Plan 1477
025-551-361	Parcel 1 District Lots 330 and 331 Group 1 New Westminster District Plan BCP3000
025-551-370	Parcel 2 District Lot 331 Group 1 New Westminster District Plan BCP3000
007-068-352	Lot 135 Blocks 24 to 29 District Lot 331 Plan 19131

2. Park Lane to pay a nominal \$10.00 for the Roads and Lanes in accordance with the recommendation of the Director of Real Estate Services;
3. Park Lane to grant to the City statutory right of ways over the parts of the 0.310 ha portion of the Roads and Lanes (Cromwell Street north of East Kent Avenue North) that are not being dedicated back to the City by the Subdivision. The purpose of the SRW's will be for broad utility purposes, including but not limited to, telephone facilities, storm sewer, sanitary sewer, and watermains that provide for fire protection and they may be discharged when all existing public and private utility infrastructure has been removed and/or decommissioned and all new street and drainage infrastructure has been constructed, to the satisfaction of the General Manager of Engineering Services;

4. Park Lane to grant to the City statutory right of ways over the parts of the 829.2 sq.m. and 829.0 sq. m portions of the Roads and Lanes (East Kent Avenue North) that are not being dedicated back to the City by the Subdivision. The purpose of the SRW's will be for broad utility purposes, including but not limited to, telephone facilities, storm sewer, and sanitary sewer and they may be discharged when all existing public and private utility infrastructure has been removed and/or decommissioned and all new street and drainage infrastructure has been constructed, to the satisfaction of the General Manager of Engineering Services;
5. Park Lane to grant to the City a statutory right of way over the part of the 543.8 sq. m portion of the Roads and Lanes (the lane north of Marine Way and west from Boundary Road) that is not being dedicated back to the City by the Subdivision. The purpose of the SRW will be for broad utility purposes, including but not limited to, street lighting conduit and street lighting poles and it may be discharged when all existing public and private utility infrastructure has been removed and/or decommissioned and all new street and drainage infrastructure has been constructed, to the satisfaction of the General Manager of Engineering Services;
6. Park Lane to be responsible for all necessary plans, documents, and Land Title Office fees;
7. The Director of Legal Services or the Director of Real Estate Services, as applicable, to execute all plans, transfers, and documents as required;
8. Any agreements are to be to the satisfaction of the Director of Legal Services;
9. 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.

APPENDIX B



ENGINEERING SERVICES
JUNE 6, 2013

DMK, MAPS V/W-25/26

