



## ADMINISTRATIVE REPORT

Report Date: February 11, 2014  
Contact: Al Zacharias  
Contact No.: 604.873.7214  
RTS No.: 10460  
VanRIMS No.: 08-2000-20  
Meeting Date: March 11, 2014

TO: Vancouver City Council

FROM: General Manager of Engineering Services, in consultation with Director of Real Estate Services

SUBJECT: Closure and Sale of a Portion of Lane Adjacent to 1041 SW Marine Drive

### *RECOMMENDATION*

THAT Council close, stop-up and convey to the owners of 1041 SW Marine Drive and 8866 Osler Street (legally described as [PID: 017-459-273] Lot J of Lots 21 and 23, Block C, District Lot 319, Plan LMP1426; and, [PID: 008-249-016] Lot 14 and [PID:008-249-032] Lot 15 both Except part in Explanatory Plan 18601 of Lot 13, Block C, District Lots 319, 323 and 324, Plan 3509 (collectively the "Abutting Lands")):

1. that approximately 61.3 square metre portion of abutting lane, the same as generally shown shaded in grey on the sketch attached as Appendix "B";
2. that approximately 30.7 square metre portion of abutting lane being: [PID: 008-260-290] That Part of Lot 14 included in Explanatory Plan 18601, the same as generally shown cross-hatched on the sketch attached as Appendix "B";
3. that approximately 35.3 square metre portion of abutting lane being: [PID: 008-260-311] That Part of Lot 15 included in Explanatory Plan 18601, the same as generally shown dotted on the sketch attached as Appendix "B"; and
4. that approximately 245.3 square metre portion of abutting lane being: [PID: 012-812-757] the North 20 Feet of Lot 16, the same as generally shown hatched on the sketch attached as Appendix "B";

all together referred to as the "Old Lane", to be consolidated with the Abutting Lands subject to the terms and conditions as noted in Appendix "A".

## ***REPORT SUMMARY***

The purpose of this report is to seek Council Authority to close, stop-up and convey the Old Lane to the owner of the Abutting Lands in support of the CD-1 Rezoning application (the "Rezoning Application") of 1041 SW Marine Drive approved in principle by Council on October 30, 2012.

## ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

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

On October 30, 2012 Vancouver City Council approved the rezoning of 1041 SW Marine Drive subject to conditions including but not limited to the closure and sale of the Old Lane.

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

The General Manager of Engineering Services ("GMES") and the General Manager of Real Estate and Facilities Management recommend approval of the forgoing.

## ***REPORT***

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

The Old Lane consists of a number of parts that were acquired by the City for lane purposes in 1974 and 1977. Appendix "B" shows the parts of the Old Lane and the new "replacement" lane (the "New Lane") to be dedicated to the City. Appendix "C" shows the general site location and Appendix "D" shows a 2013 aerial photo of the site.

The owner made the Rezoning Application and a development permit application (DE417434) to re-develop the site with a six-storey addition to the existing Coast Hotel including a secured market rental housing component. A general plan of the new development is attached as Appendix "E". The current lane alignment bisects the proposed development site and re-location of the lane is essential to the project.

The closure and sale of the Old Lane and the dedication of the New Lane to the City are prior-to enactment conditions of the Rezoning Application. The Rezoning Application prior-to enactment conditions also include provisions for widening of SW Marine Drive for sidewalk and traffic improvements.

The Old Lane contains a Greater Vancouver Sewer & Drainage District sewer main that must be relocated to the New Lane area. Condition #3 of Appendix A requires that arrangements are made with Metro Vancouver for the relocation of the sewer main. A temporary Statutory Right of Way over the Old Lane will be registered to protect all

existing utilities in the Old Lane until they are abandoned or relocated (see Appendix "A" Condition #5).

Engineering Services has conducted a review and found that the closure and sale of the Old Lane can be supported subject to the terms and conditions as noted in Appendix "A".

### *Strategic Analysis*

The relocation of the lane is essential to the development proposal and consistent with the Rezoning Application. The provision of the New Lane will accommodate the relocated utilities and provide suitable access to the development site and the remainder of the block. The GMES has determined that, subject to the conditions noted in this report, the Old Lane is surplus and available for sale to the abutting owners.

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

#### *Financial*

The prior-to enactment conditions of the Rezoning Application required the closure and sale of the Old Lane, and the dedication of the New Lane to the City. Staff determined that the proposed exchange of lands represents an equivalent "land value to land value". Therefore the Director of Real Estate Services recommends that the sale price for the Old Lane be set 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.

\* \* \* \* \*

### TERMS AND CONDITIONS OF CONVEYANCE

1. The Old Lane to be closed is to be subdivided with [PID: 017-459-273] Lot J of Lots 21 and 23 Block C District Lot 319 Plan LMP1426; and, [PID 008-249-016] Lot 14 and [PID: 008-249-032] Lot 15, Both Except Part in Explanatory Plan 18601 of Lot 13 Block C District Lots 319, 323 and 324 Plan 3509, to form a single parcel and road and lane, to the satisfaction of the Director of Legal Services ("DLS") and the Approving officer;
2. Dedication of the north 6.096 metres (20 feet) of [PID: 008-249-016] Lot 14 Except Part in Explanatory Plan 18601 of Lot 13 Block C District Lots 319, 323 and 324 Plan 3509 to the City for lane purposes;
3. The Old Lane to be closed contains an underground Greater Vancouver Sewer & Drainage District ("GVS&DD") sewer, therefore written confirmation from GVS&DD that arrangements have been made to re-locate the existing GVS&DD sewer from the Old Lane to the New Lane to the satisfaction of the GMES and the DLS;
4. Written confirmation from all outside utility companies (including BC Hydro, Fortis, Telus and Shaw Cable) that arrangements have been made to accommodate their services and that they have no objection to the closure and sale of the Old Lane to the satisfaction of the GMES ;
5. A temporary statutory right of way over the Old Lane in favour of the City for lane and all utility purposes is required and may be discharged when all existing public and private utility infrastructure has been abandoned or re-located and the lane is no longer required for public access to the satisfaction of the GMES and the DLS;
6. Suitable arrangements must be made with the Sewers and Drainage Design Branch to remove and decommission the two (2) existing catch basins within the western portion of the Old Lane;
7. The registration of a "surface" statutory right of way (SRW) in favour of the City over the portion of the development site shown dashed on the attached sketch for vehicle manoeuvring purposes in accordance with the Rezoning Application prior-to enactment condition Appendix B (c) 5;
8. The owner to be responsible for all necessary survey plans, administration costs and Land Title Office fees;
9. The DLS or the Director of Real Estate Services, as applicable, be authorized to execute all plans, transfers, and documents as required;
10. The abutting owner to pay a nominal \$10.00 for the Old Lane in accordance with the recommendations of the Director of Real Estate Services;
11. Any agreements are to be to the satisfaction of the Director of Legal Services;
12. No legal right or obligation shall be created and none shall arise hereafter, until the documents are executed by the parties thereto.





**CITY OF VANCOUVER  
ENGINEERING SERVICES**

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY  
FOR THE CORRECTNESS OF INFORMATION SHOWN ON THIS MAP



SCALE

N.T.S.

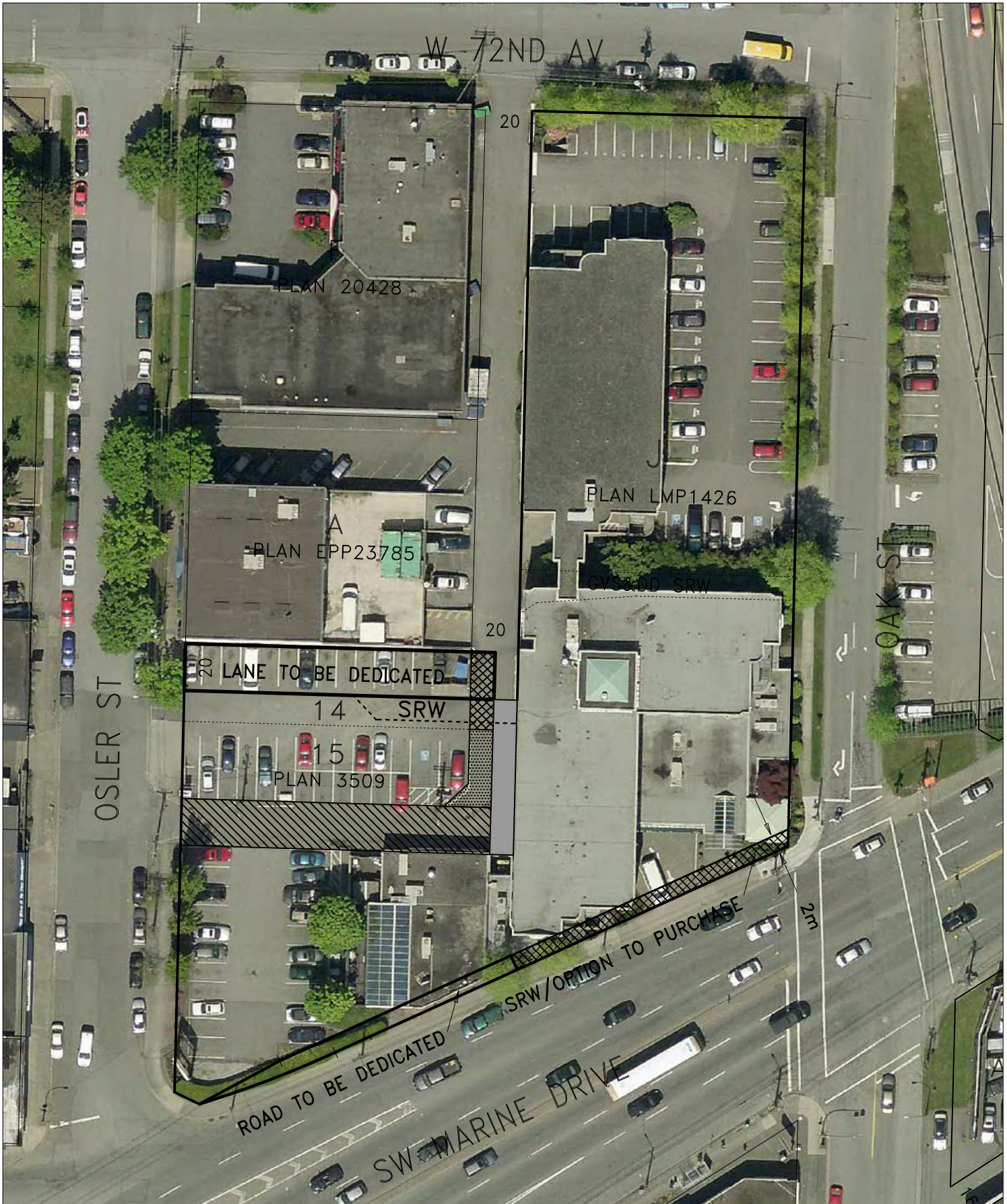


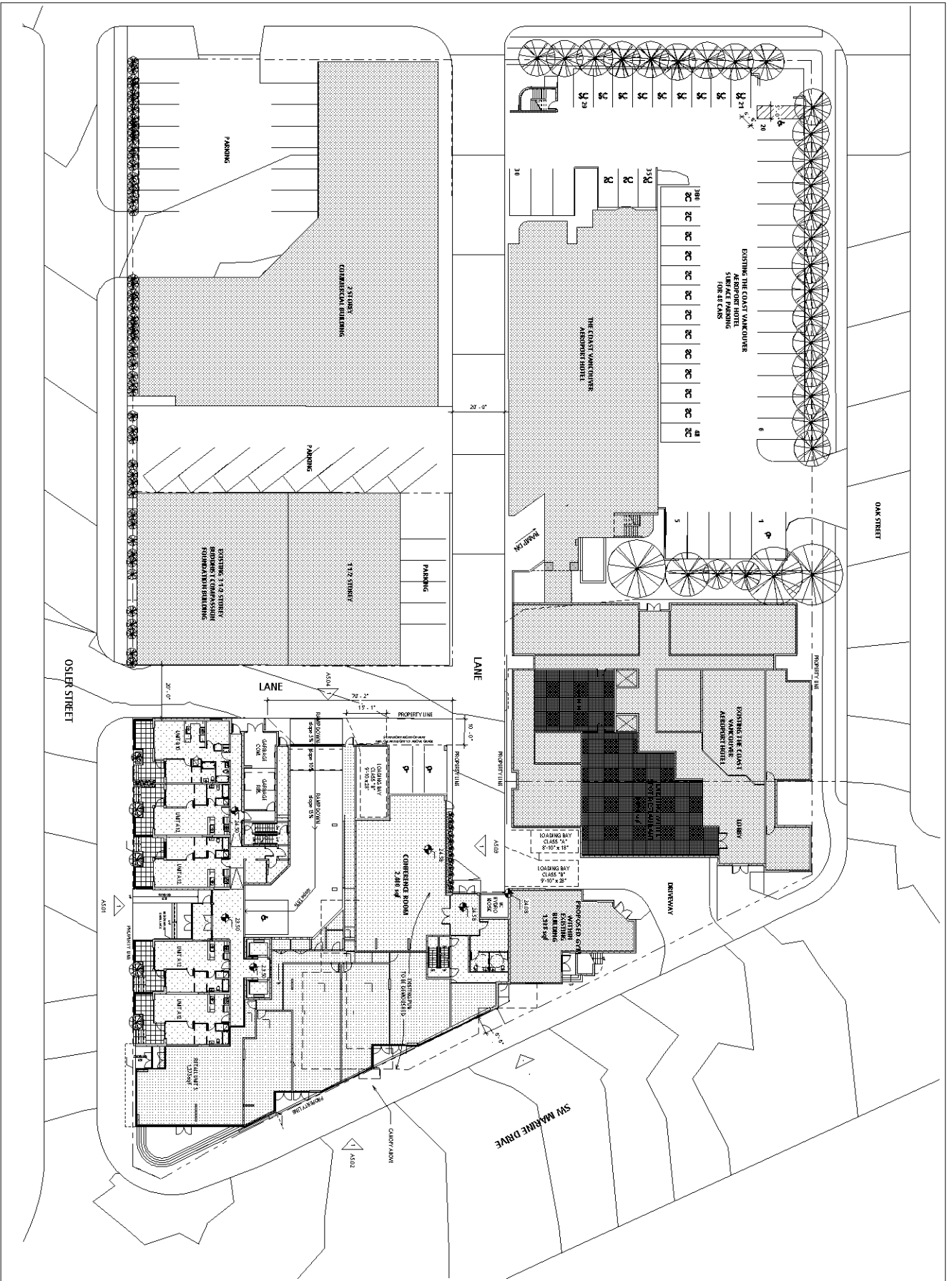
DATE

21-JAN-2014

1041 SW Marine Drive

THIS DIGITAL MAP WAS PRODUCED BY THE LAND SURVEY BRANCH





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NOTES

REVISIONS	NO.	DATE	DESCRIPTION

1041 SW MARINE DR.

Project Status  
 HOTEL SURFACE  
 PARKING

DATE: 08/10/2014 8:30 AM  
 DRAWN BY: M  
 CHECKED BY: HIR  
 SCALE: 1/8" = 1'-0"  
 JOB NUMBER: 1306

A1.01a