



ADMINISTRATIVE REPORT

Report Date: March 10, 2014
Contact: Al Zacharias
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RTS No.: 10472
VanRIMS No.: 08-2000-20
Meeting Date: April 15, 2014

TO: Vancouver City Council

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

SUBJECT: Closure and Sale of Lane Portion Adjacent to 333 Woodland Drive

RECOMMENDATION

- A. THAT Council close, stop-up and convey to the owner of 333 Woodland Drive (legally described as [PID: 015-292-835] Lot 1 Block 4 of Block C District Lot 183 Plan 417 and [PID: 015-292-851] Lot A (Explanatory Plan 2993) Block 4 of Block C District Lot 183 Plan 417 (hereinafter, "Lot 1 and Lot A")), that 61.3 square metre portion of abutting lane (the "Lane Portion"), the same as generally shown hatched on the plan attached as Appendix B, subject to the terms and conditions noted in Appendix A.
- B. THAT the sale proceeds of \$100,000 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

This report seeks Council authority to close, stop-up and convey the Lane Portion to the owner of 333 Woodland Drive.

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.

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 foregoing.

REPORT

Background/Context

A 20 foot wide lane within the subject block was dedicated to the City upon registration of Subdivision Plan 417 in 1890. In 1946, the bulk of the lane within the block - adjacent to former Lots 2 to 17 (Plan 417) - was closed and conveyed to the abutting owner, with only the Lane Portion remaining.

The current owner of Lot 1 and Lot A (the Canada Post Corporation) has applied to purchase the Lane Portion, which was formerly used as part of the entrance/exit drive aisle to the parking and loading areas for the commercial development on Lot 1 and Lot A. The Canada Post Corporation intends to construct a new postal distribution facility on the site, and a corresponding development application has been reviewed and approved “in principle” by the Director of Planning.

In deeming streets or lanes surplus and available for sale to the abutting property owner, the GMES ensures that the property is not required or suitable for:

- Transportation improvements for all modes;
- Greenest City initiatives, such as mini parks, community gardens, or EV charging stations;
- 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

There are no records to indicate that a lane within this block has ever been opened and constructed, and the Lane Portion has effectively been used exclusively by the commercial development within the block 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 \$100,000 plus applicable taxes. The Director of Real Estate Services advises that the sale price of \$100,000 represents fair market value for the Lane Portion to be conveyed to the Lot 1 and Lot A owner. The owner of Lot 1 and Lot A 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

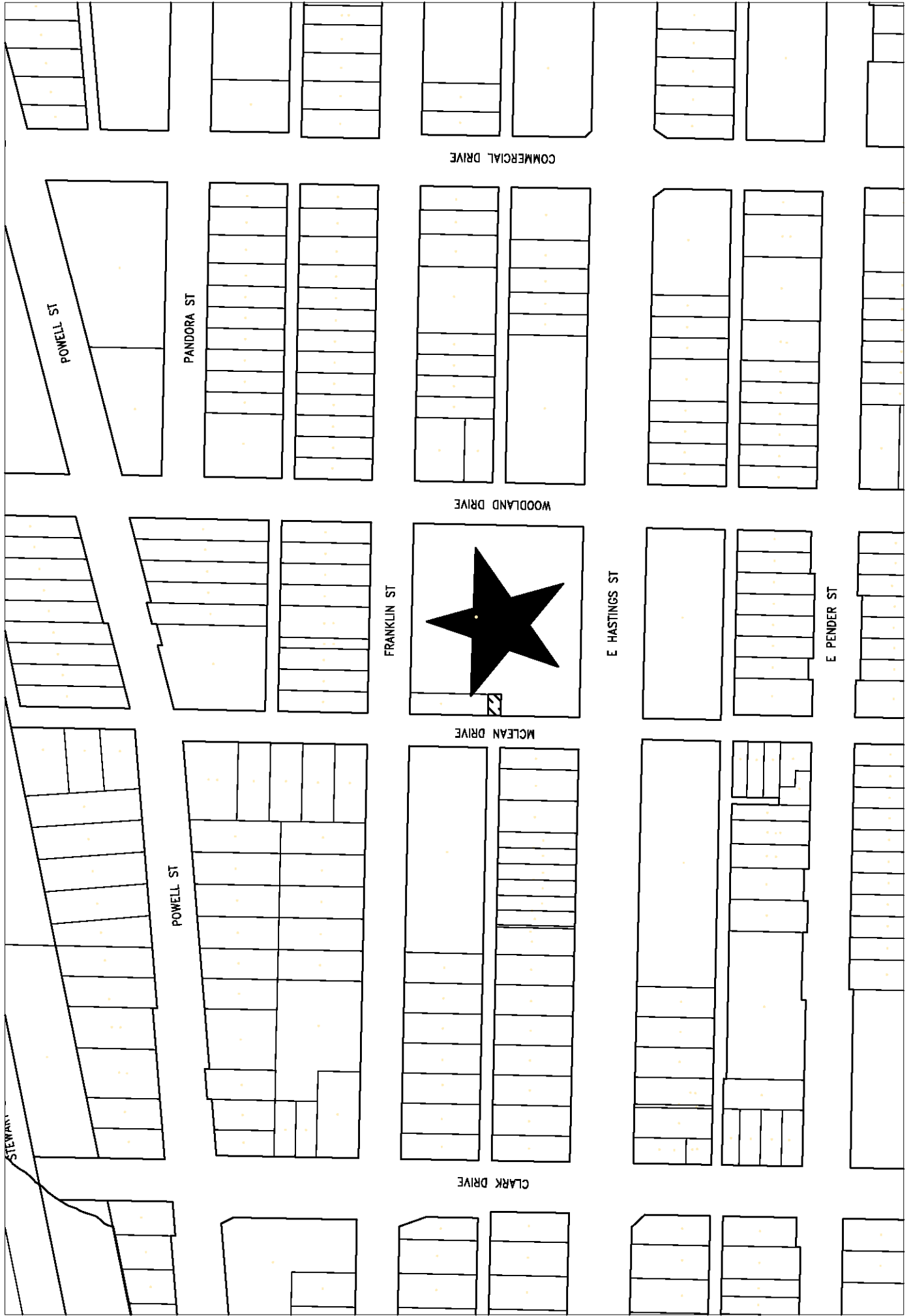
The General Manager of Real Estate and Facilities Management recommends a purchase price for the Lane Portion of \$100,000. The sale proceeds of \$100,000 will be credited to the Property Endowment Fund.

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.

* * * * *

1. The Lane Portion to be closed is to be consolidated with Lot 1 and Lot A to form a single parcel, the same as generally shown within the heavy outline of Appendix B, to the satisfaction of the Director of Legal Services;
2. The abutting owner of Lot 1 and Lot A to pay \$100,000 plus applicable taxes for the Lane Portion, in accordance with the recommendation of the Director of Real Estate Services;
3. The abutting owner to enter into a "support" agreement with the City for registration on the title of the consolidated parcel, to the satisfaction of the GMES and the Director of Legal Services, such that the abutting owner will be responsible for the continuing provision of support for the lands abutting East Hastings Street, Woodland Drive and McLean Drive at this location;
4. The abutting owner to be responsible for all necessary plans, documents, and Land Title office fees;
5. The Director of Legal Services or the Director of Real Estate Services, as applicable, to execute all plans, transfers, and documents as required;
6. Any agreements are to be drawn to the satisfaction of the Director of Legal Services;
7. 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.



333 WOODLAND DRIVE

DATE

MAR 6, 2014



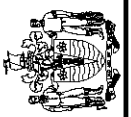
SCALE

N.T.S.



**CITY OF VANCOUVER
ENGINEERING SERVICES**

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



THIS DIGITAL MAP WAS PRODUCED BY THE LAND SURVEY BRANCH



Address **McLean Drive**

Address is approximate

