



## ADMINISTRATIVE REPORT

Report Date: July 4, 2014  
Contact: Al Zacharias  
Contact No.: 604.873.7214  
RTS No.: 10662  
VanRIMS No.: 08-2000-20  
Meeting Date: July 22, 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 a Portion of Lane Adjacent to 2806 Cambie Street

### *RECOMMENDATION*

THAT Council close, stop-up and convey to the owner of 2806 and 2850 Cambie Street, 454 West 12<sup>th</sup> Avenue, and 465 West 13<sup>th</sup> Avenue (the "Abutting Lands", as described in Appendix C), that 220 square metre portion of lane (the "Old Lane"), the same as generally shown hatched on the plan attached as Appendix "B", subject to the terms and conditions noted in Appendix "A".

### *REPORT SUMMARY*

This report seeks Council authority to close, stop-up and convey the Old Lane to the owner of the Abutting Lands.

### *COUNCIL AUTHORITY/PREVIOUS DECISIONS*

The authority for closing and disposing of streets and lanes is set out in Sections 190, 291 and 291A of the Vancouver Charter.

At Public Hearing on May 13, 2014, and Regular Council on May 27, 2014, Council approved the rezoning of the Abutting Lands, subject to various By-law enactment conditions, including the closure and sale of the Old Lane (the "Rezoning").

### *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*

The Old Lane was dedicated to the City upon registration of Plan 1530 in 1907.

The Abutting Lands owner has made application to purchase the Old Lane in conjunction with an application to rezone the Abutting Lands with a mixed use development consisting of a new eight storey building with ground level retail and restaurant uses, strata and rental residential units, and a four storey heritage building with strata residential units. The current lane alignment bisects the development site and relocation of the lane is therefore essential to the project. The closure and sale of the Old Lane, and the dedication of a new lane outlet to West 12<sup>th</sup> Avenue, have been established as prior-to enactment conditions of the Rezoning.

### *Strategic Analysis*

The new lane configuration in this block is essential to the Rezoning and is consistent with the corresponding development proposal. The new lane will accommodate relocated utilities, and will provide suitable access to the development site and the remainder of the block. The Abutting Lands owner is required to relocate existing sewer infrastructure and traffic signal facilities from the Old Lane, as prior-to enactment conditions of the Rezoning.

An Engineering Services review of this matter has concluded that the Old Lane is surplus and available for sale to the Abutting Lands owner, subject to dedication of the new lane outlet to West 12<sup>th</sup> Avenue and the other conditions detailed in Appendix A of this report.

The owner of the Abutting Lands will be responsible for all costs, plans, document and Land Title Office fees required to complete the conveyance. The conveyance of the Old Lane to the owner of the Abutting Lands will be completed concurrently with the registration at the Land Title Office of all documents required to effect the Rezoning.

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

#### *Financial*

As noted above, the closure and sale of the Old Lane and the dedication of the new lane have been established as prior-to enactment conditions of the Rezoning. Staff have determined, on the basis of approximately equivalent areas for the Old Lane and new lane portion, that this proposal represents a "value for value" exchange of lands. The Director of Real Estate Services therefore recommends that the sale price for the Old Lane be set at a nominal \$10.00 amount.

### *CONCLUSION*

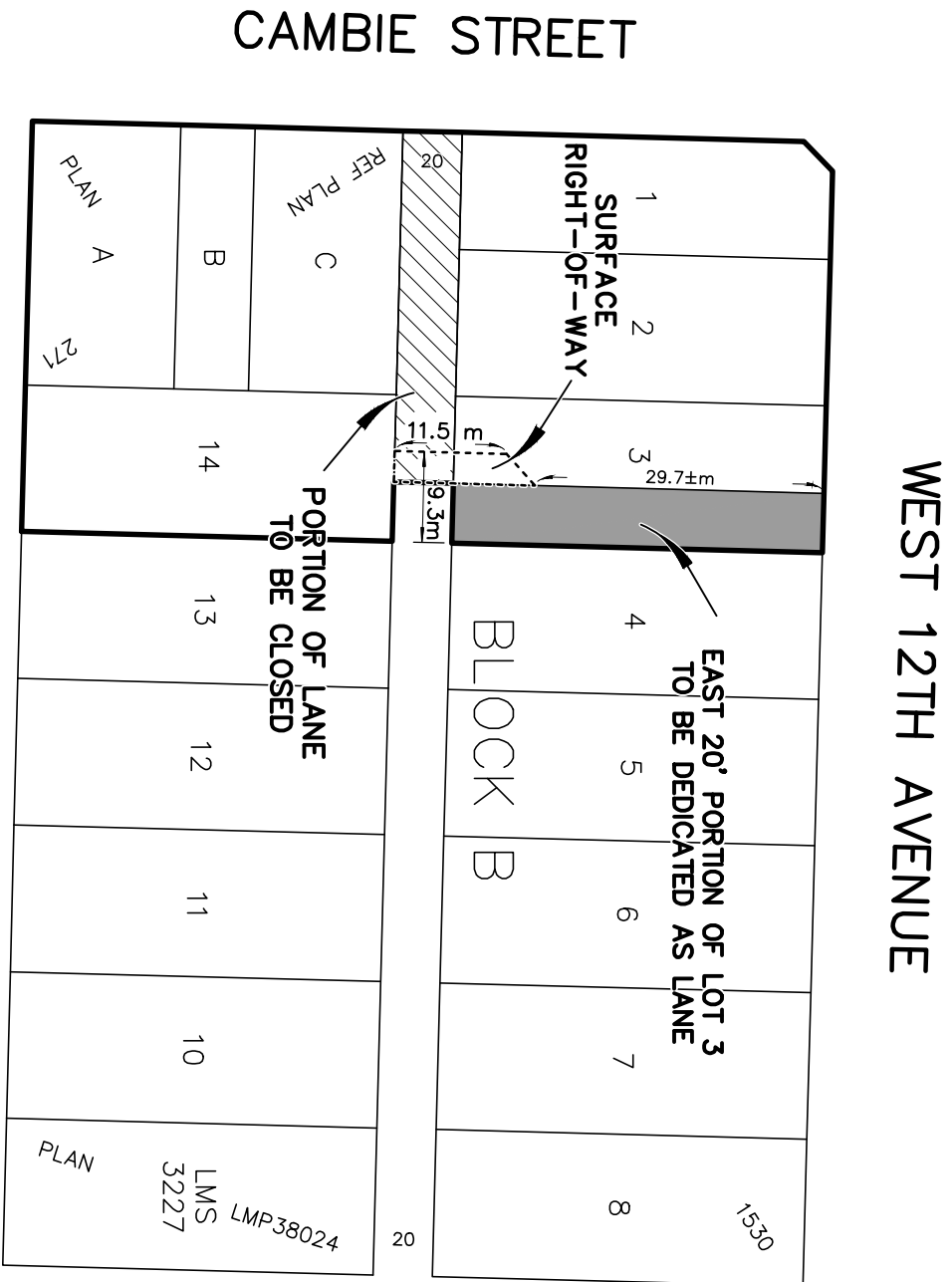
The General Manager of Engineering Services, in consultation with the Director of Real Estate Services, recommends approval of the Recommendation contained in this report.

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TERMS AND CONDITIONS OF CONVEYANCE

1. The Old Lane to be closed is to be subdivided with the Abutting Lands to create a single parcel and new lane dedication, as required pursuant to the Rezoning prior to enactment conditions, the same as generally shown within the heavy outline of Appendix B, to the satisfaction of the Director of Legal Services and the Approving Officer;
2. Dedication of the east 6.096 metres (20.0 feet) of subject Lot 3 to the City for lane purposes;
3. Registration of a temporary Statutory Right of Way agreement over the Old Lane for public access and all utility purposes, to be discharged upon abandonment and/or relocation of all existing utilities within the Old Lane, and when the new lane has been constructed and opened, to the satisfaction of the GMES and the Director of Legal Services;
4. Registration of a surface SRW adjacent to the westerly limit of the new north-south lane portion, as a turning bulge for vehicle manoeuvring;
5. Submission of written consents to the proposed lane closure from affected utility companies, and confirmation of arrangements to address associated utility relocations and site servicing requirements;
6. The Abutting Lands owner to pay \$10.00 plus applicable taxes for the Old Lane, in accordance with the recommendation of the Director of Real Estate Services;
7. The Abutting Lands owner to be responsible for all necessary plans, documents, and Land Title office fees;
8. The Director of Legal Services or the Director of Real Estate Services, as applicable, to execute all plans, transfers, and documents as required;
9. Any agreements are to be drawn to the satisfaction of the Director of Legal Services;
10. 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



DRAWING  
SCALE 1:750

WEST 12TH AVENUE

WEST 13TH AVENUE

CAMBIE STREET

YUKON STREET

THE ABUTTING LANDS

Address	Parcel Identifier	Legal Description
2806 Cambie Street	014-570-301	Lot 1 Except Part in Explanatory Plan 17416 Block B District Lot 526 Plan 1530
	014-569-884	Lot 2 Block B District Lot 526 Plan 1530
2850 Cambie Street	005-791-421	Lot A (Reference Plan 271), Except the West 10 Feet, Now Road, of Lots 15 and 16, Block B District Lot 526 Plan 1530
	005-791-375	Lot B (Reference Plan 271), Except the West 10 Feet, Now Road, of Lots 15 and 16, Block B District Lot 526 Plan 1530
	005-791-138	Lot C (Reference Plan 271), Except the West 10 Feet, Now Road, of Lots 15 and 16, Block B District Lot 526 Plan 1530
454 West 12 <sup>th</sup> Avenue	014-569-931	Lot 3 Block B District Lot 526 Plan 1530
465 West 13 <sup>th</sup> Avenue	011-920-181	Lot 14 Block B District Lot 526 Plan 1530



2850 CAMBIE STREET

DATE

JULY 9, 2014



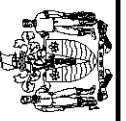
SCALE

N.T.S.

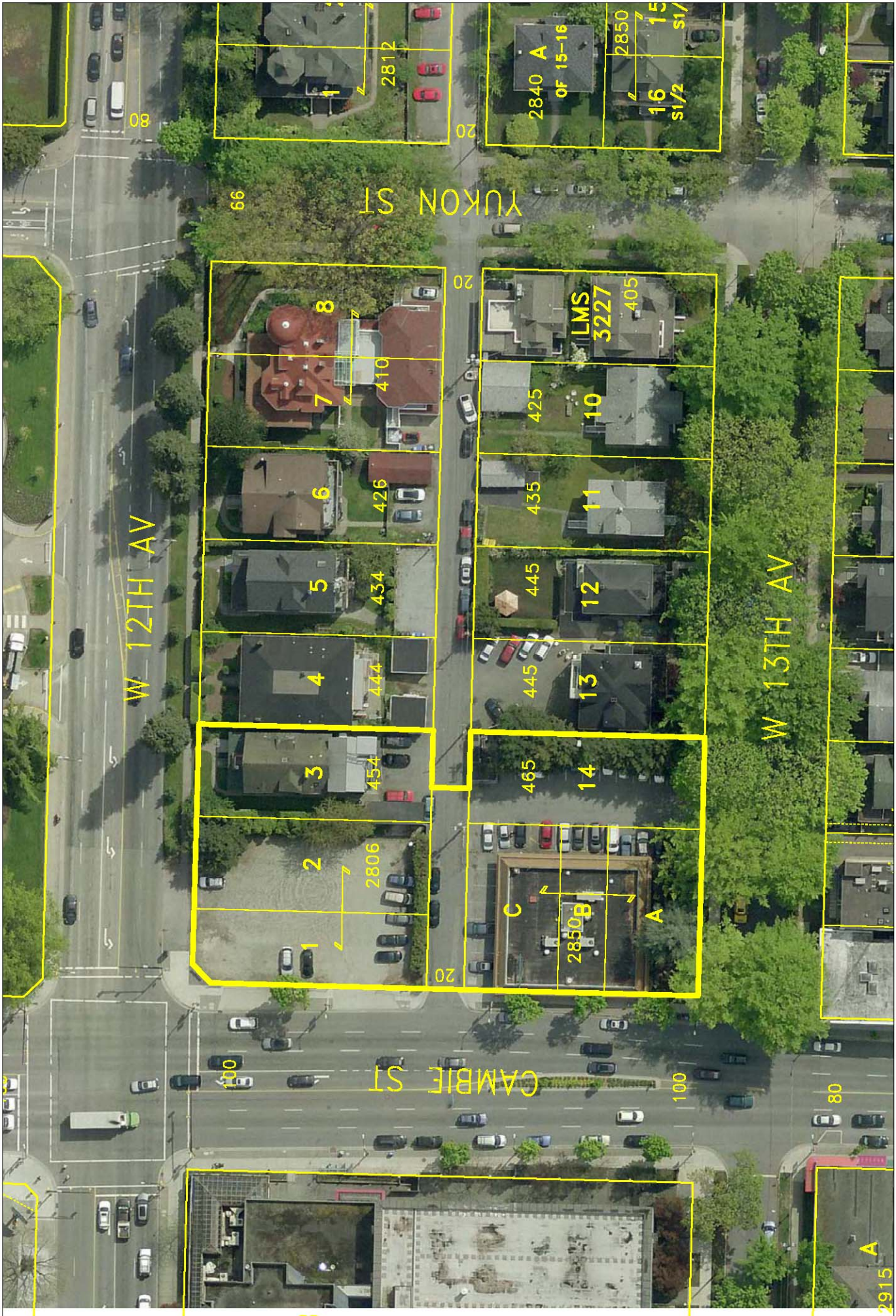


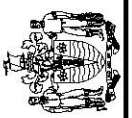


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	<p><b>CITY OF VANCOUVER ENGINEERING SERVICES</b> THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS OF INFORMATION SHOWN ON THIS MAP</p>		<p><b>SCALE</b> N.T.S.</p>		<p><b>DATE</b> JULY 9, 2014</p>	<p><b>2850 CAMBIE STREET</b> THIS DIGITAL MAP WAS PRODUCED BY THE LAND SURVEY BRANCH</p>
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