



ADMINISTRATIVE REPORT

Report Date: August 18, 2014
Contact: Al Di Nozzi/Wally
Konowalchuk
Contact No.: 604.873.7329
RTS No.: 10693
VanRIMS No.: 08-2000-20
Meeting Date: September 16, 2014

TO: Vancouver City Council

FROM: General Manager of Engineering Services in consultation with the Directors of Legal Services and Real Estate Services, and the General Manager of Real Estate and Facilities Management

SUBJECT: Establishment of City-owned Property adjacent to 2625 Skeena Street for Road Purposes

RECOMMENDATION

THAT Council authorize the Director of Legal Services, in consultation with the General Manager of Engineering Services, to proceed with the necessary arrangements to establish as road all of the City-owned property located adjacent to 2625 Skeena Street, legally described as PID 009-758-399 Lot 6, Block 4, South ½ of Section 38, Town of Hastings Suburban Lands, Plan 9100 ("Lot 6"), as shown in bold outline on Appendix A, as part of the refurbishment of an existing sewer pump station.

If Council approves this report, the Formal Resolution to establish said Lot 6 as road will be before Council later this meeting for approval.

REPORT SUMMARY

The purpose of this report is to request Council authority to establish Lot 6 as road pursuant to Section 291 of the Vancouver Charter for the Skeena Pump Station Refurbishment Project ("the Project").

COUNCIL AUTHORITY/PREVIOUS DECISIONS

The authority for establishing streets and lanes is set out in Section 291 of the Vancouver Charter.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Engineering Services recommends approval of the foregoing.

REPORT

Background/Context

This City-owned property, Lot 6, is a small triangular parcel located at the intersection of Skeena Street and Cornett Road adjacent to 2625 Skeena Street. It is listed as a Capital Fund asset. Lot 6 and the adjacent properties are in an I-2 zone located between Rupert Street and Boundary Road north of Grandview Highway. The entire block was once owned by the City and in 1955 it was subdivided into multiple parcels. Over the years many of the parcels were sold but the City is still the owner of Lot 6 which contains the pump station.

The pump station was originally built in 1953 and has had minor refurbishments in 1973 and 2001. It services an area roughly bounded by Boundary Road to the east, Rupert Street to the west, 5th Avenue to the north and Grandview Highway to the south. The pump station is scheduled for a major refurbishment starting in October 2014 to maintain essential sewer service to the area.

Pump stations are essential sewer utility assets and are typically located in road owned by the City as opposed to lots owned by the City. In some instances pump stations are located in lots subject to legal agreements to protect the utility.

The current refurbishment proposal will result in parts of the pump station being on Lot 6 and parts on the adjacent road (see Appendix E). By establishing Lot 6 as road the status of the lands containing the pump station will be consistent and no arrangements for encroachments or Statutory Rights of Way are required.

Strategic Analysis

The Skeena Pump Station is located on a City-owned parcel of land that is undevelopable due to the presence of the pump station and related infrastructure and there are no easement agreements established on this parcel to protect the sewer utility. For the sake of clarity and simplicity and to ensure appropriate long term tenure for the security of the sewage pump station, said Lot 6 should be established as road. The Director of Real Estate Services is of the opinion that since Lot 6 is undevelopable, it has no value.

Implications/Related Issues/Risk (if applicable)

Financial

Land Title document registration fees and Land Survey Branch staff time all to a maximum of \$1500.00 will be charged to Group Project No. CESD53615.

Environmental

The Lot 6 property is in an industrial area thus there is the potential for environmental issues related to activities on neighbouring properties, though none are identified on the BC Ministry of Environment's site registry. Prior to conducting subsurface work on Lot 6, the work area will be assessed by the Contaminated Sites Team for the potential presence of contamination and if identified, contamination will be dealt with as appropriate to protect worker safety and ensure compliance with applicable regulations.

CONCLUSION

The General Manager of Engineering Services in consultation with the Directors of Legal Services and Real Estate Services, and the General Manager of Real Estate and Facilities Management recommends that the City establishes as road all of Lot 6 for the Skeena Pump Station Refurbishment Project.

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SKEENA PUMP STATION

DATE

JULY 17, 2014



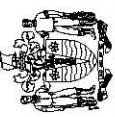
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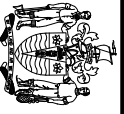
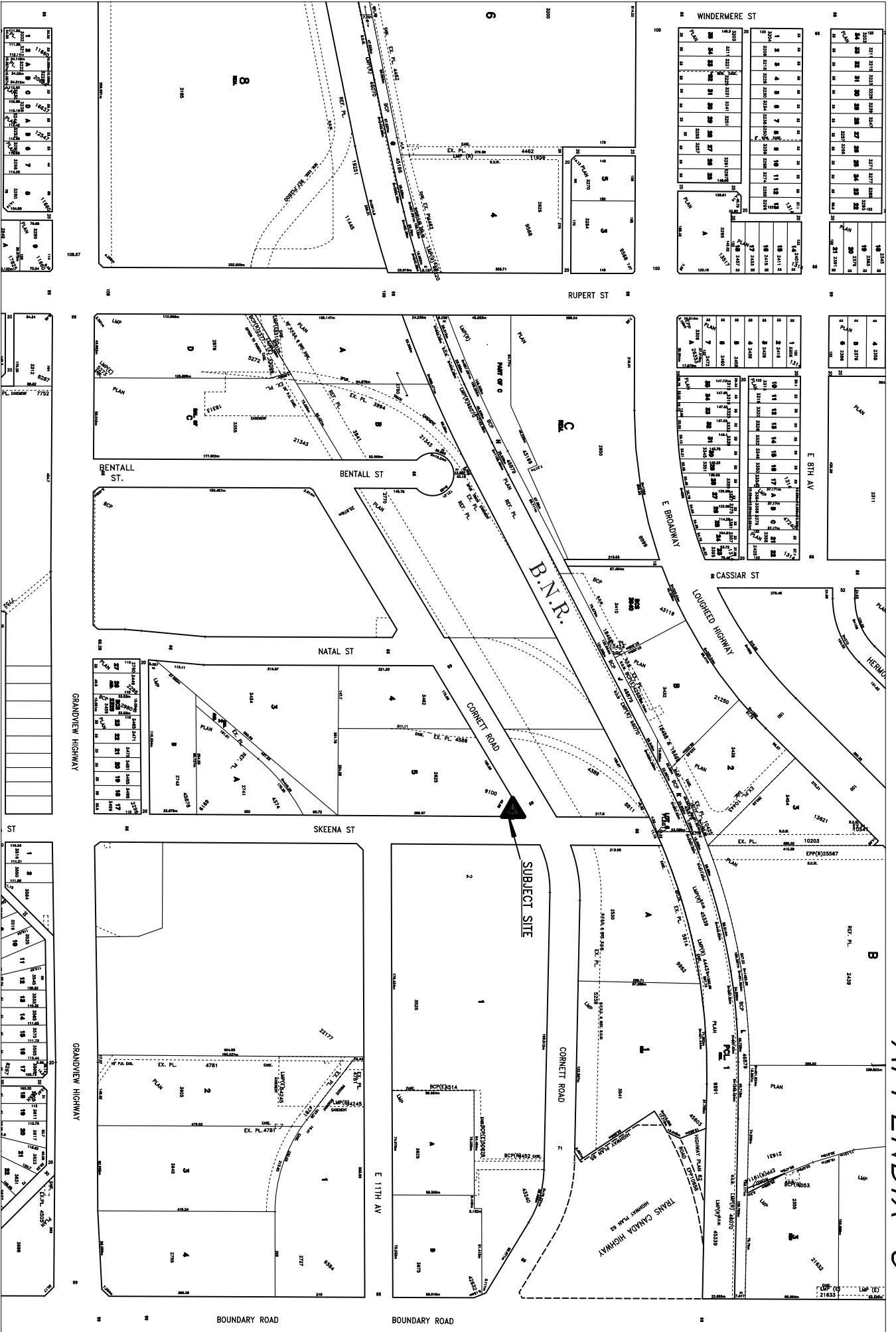


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SCALE
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DATE
 8-AUG-2014

Skeena Pump Station
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APPENDIX D

Skeena Pump Station. SW corner of Skeen St. and Cornett Rd.

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