



ADMINISTRATIVE REPORT

Report Date: June 26, 2018
Contact: Al Zacharias
Contact No.: 604.873.7214
RTS No.: 12617
VanRIMS No.: 08-2000-20
Meeting Date: July 10, 2018

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 3681 Victoria Drive and 1915 Stainsbury Avenue

RECOMMENDATION

- A. THAT Council close, stop-up and convey to the owner of 3681 Victoria Drive and 1915 Stainsbury Avenue (the "Abutting Lands") that approximately 307.4 square metre portion of abutting 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.
- B. THAT the sale proceeds of \$450,000 be credited to the Property Endowment Fund (PEF).

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.

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.

At Public Hearing on November 14, 2017, Council approved in principle the rezoning of the Abutting Lands, subject to various By-law enactment conditions, including the closure and sale of the Old Lane.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

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 is part of the existing lane within the subject block, which was dedicated to the City upon registration of Subdivision Plan 10286 in 1959.

The Abutting Lands owner has made application to purchase the Old Lane in conjunction with an application to rezone the site from MC-1 to CD-1 under the Rental 100: Secured Market Rental Housing Policy to allow for the construction of a six storey residential building over two levels of underground parking. 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 portion and outlet to Stainsbury Avenue, have been established as prior-to enactment conditions of the rezoning.

Strategic Analysis

The creation of a new lane configuration in this block is essential to the rezoning application and is consistent with the corresponding development proposal. The new lane portion and outlet to Stainsbury Avenue will accommodate relocated utilities, as necessary, and will provide suitable access to the development site and the remainder of the block. 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 the creation of the new lane portion and other conditions noted in this report.

The Abutting Lands owner 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.

Financial

The Director of Real Estate Services has negotiated a sale of the Old Lane for \$450,000 plus applicable taxes. The Director of Real Estate Services advises that the sale price represents fair market value for the Old Lane to be conveyed to the Abutting Lands owner. The sale proceeds of \$450,000 will be credited to the PEF.

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.

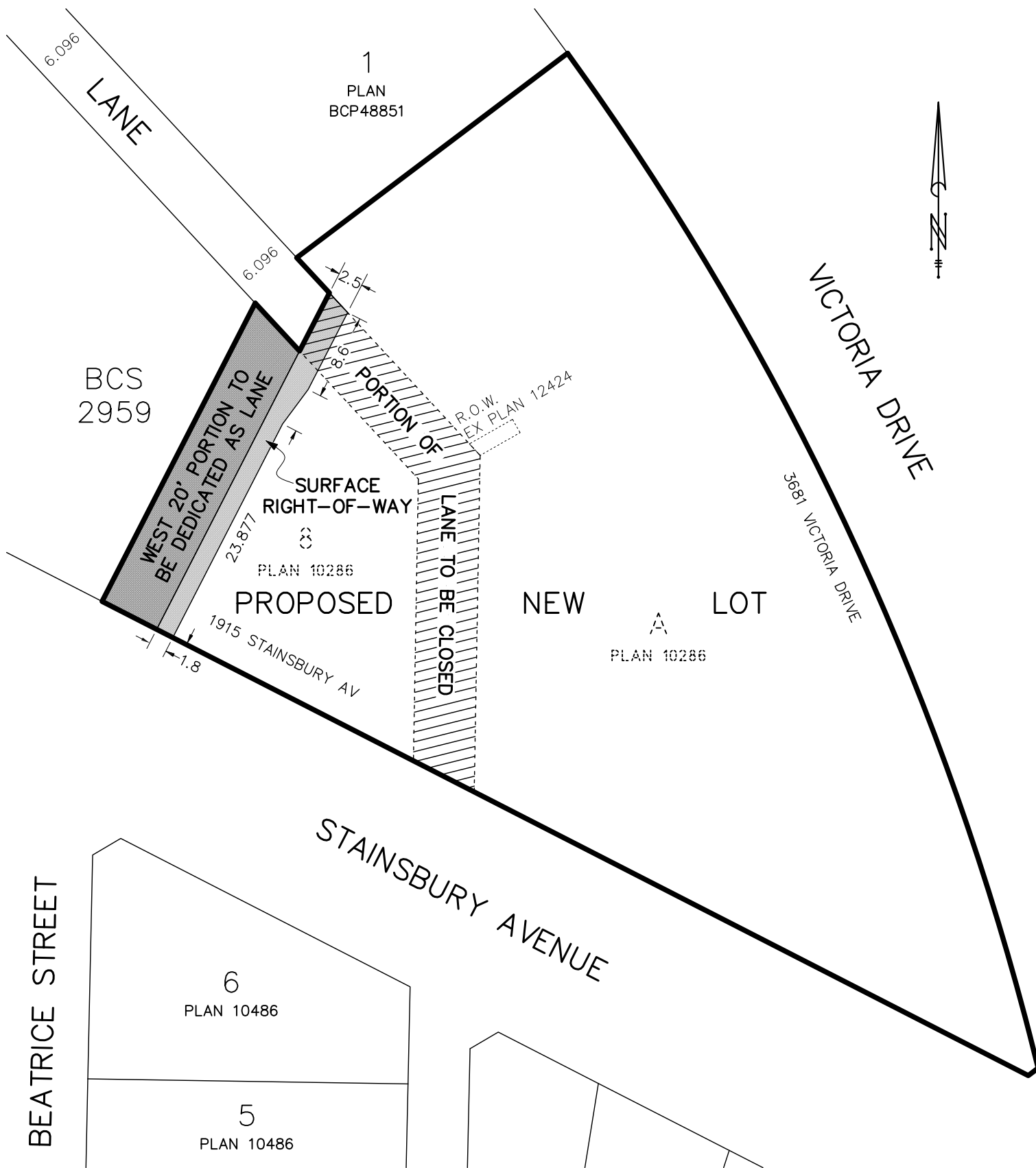
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TERMS AND CONDITIONS OF CONVEYANCE

1. The Old Lane to be closed is to be subdivided with the Abutting Lands ([PID:009-420-185] Lot A and [PID:009-420-240] Lot 8, Both of Block A District Lot 195 Plan 10286) to create a single parcel and to dedicate the new lane portion, 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 west 6.096 metres (20.0 feet) of subject Lot 8 to the City for lane purposes;
3. Registration of a temporary Statutory Right of Way agreement over the Old Lane for public utility purposes, to be discharged upon abandonment and/or relocation of all existing utilities within the Old Lane;
4. Registration of a surface SRW adjacent to the easterly limit of the new north-south lane portion, for lane purposes;
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 \$450,000 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.

CIVIC ADDRESSES: 3681 VICTORIA DR AND 1915 STAINSBURY AV

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED
DRAWING NOT TO SCALE



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