



REPORT

Report Date: April 3, 2019
Contact: David Parkin
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RTS No.: 13145
VanRIMS No.: 08-2000-20
Meeting Date: March 31, 2020

TO: Vancouver City Council

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

SUBJECT: Closure and Sale of a Portion of Road Adjacent to 3150 SE Marine Drive

RECOMMENDATION

THAT Council close, stop-up and convey to the owner of 3150 SE Marine Drive (Park Lane River District Developments Ltd. ("Wesgroup")) that approximately 169.1 square metre portion of SE Marine Drive (the "Road"), is to be consolidated with the abutting lands (Lot 51 Block 10 District Lot 330 Group 1 New Westminster District Plan EPP65172 ("Lot 51")), the same as generally shown hatched on the plan attached as Appendix B, subject to the terms and conditions noted in Appendix A.

If Council approves the recommendations contained in this report, the Formal Resolution to close the Road will be advanced to Council later this day for approval.

REPORT SUMMARY

The purpose of this report is to seek Council authority to close, stop-up and convey the Road to Wesgroup, in support of the subdivision requirements established by the East Fraser Lands ("EFL") Area 2 rezoning conditions previously approved by Council. The conveyance of the Road to Wesgroup and its consolidation with Lot 51 will create a consolidated site that the City has an option to purchase over and plans to develop as an affordable housing site.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

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

On January 21, 2010, City Council approved in principle, the rezoning of East Fraser Lands Area 2 subject to conditions, including but not limited to arrangements for the conveyance of closed roads and the registration of subdivision plans to create the EFL Area 2 parcels. The CD-1 By-law has since been enacted subject to the fulfilment of a number of conditions which include the requirement for the conveyance of a portion of the south side of SE Marine Drive east of Kerr Street.

On July 20, 2010, City Council approved the closure and sale of a portion of Hartley Street (RTS No. 08804) for a nominal fee in support of the first subdivision phase for EFL Area 2.

At Public Hearing on September 19, 2018, Council approved in principle to amend CD-1 (498) By-law for East Fraser Lands Area 2 North to add 3,359 sq. m. (36,156 sq. ft.) of Affordable Housing on Parcel 1.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

The General Manager of Engineering Services and the General Manager of Real Estate and Facilities Management recommend approval of the foregoing.

REPORT

Background/Context

The Road was dedicated to the City upon the registration of subdivision Plan 8583 in 1951 and is no longer required for road or civic purposes.

In the previous rezoning reports for East Fraser Lands Area 2, Lot 51 is commonly referred to as Parcel 1 and is subsequently referred to in this report as such.

Wesgroup has made an application to purchase the Road in order to complete their obligations as part of the first subdivision phase for EFL Area 2. The closure of the Road and its consolidation with Lot 51 was postponed in 2010 at Wesgroup's request due to an unresolved design of the road network along SE Marine Drive.

The City has an option to purchase registered over Parcel 1 for childcare purposes. However, to allow continued development of affordable housing in EFL, and to increase the number of affordable housing units, staff recommended to shift the childcare facility from Parcel 1 to West Fraser Lands (3010 East Kent Avenue South) and to increase the density of residential use for affordable housing on this site. Wesgroup has agreed with the proposed use of Parcel 1 for affordable housing in lieu of childcare. The option to purchase Parcel 1 from Wesgroup is for \$10.00, and includes a pre-condition that this road closure and consolidation must be completed before the option is exercised.

Strategic Analysis

The stopping-up and closing the Road and consolidation with Lot 51 is essential to the development of the affordable housing on Parcel 1 and is consistent with the additional density being attributed to the site in Recommendation B(iv) of the July 24, 2018, Policy Report.

An Engineering Services review of this matter has concluded that the Road is surplus and available for consolidation with Lot 51 subject to the conditions noted in this report.

Wesgroup will be responsible for all costs, plans, document and Land Title Office fees required to complete the road closure and conveyance.

Implications/Related Issues/Risk***Financial***

There are no financial implications. Under the public amenity and financial strategy for the East Fraser Lands ODP, Wesgroup is obligated to dedicate land to the City for road, parks and open space at no cost to the City as condition of the rezoning approval. The pro forma analysis undertaken to determine the level of public amenities deliverable within the East Fraser Lands ODP assumed that the existing streets to be closed would be conveyed to Wesgroup at nominal cost. Therefore, Director of Real Estate Services recommends that the purchase price for the Road be at a nominal \$10.00 value.

CONCLUSION

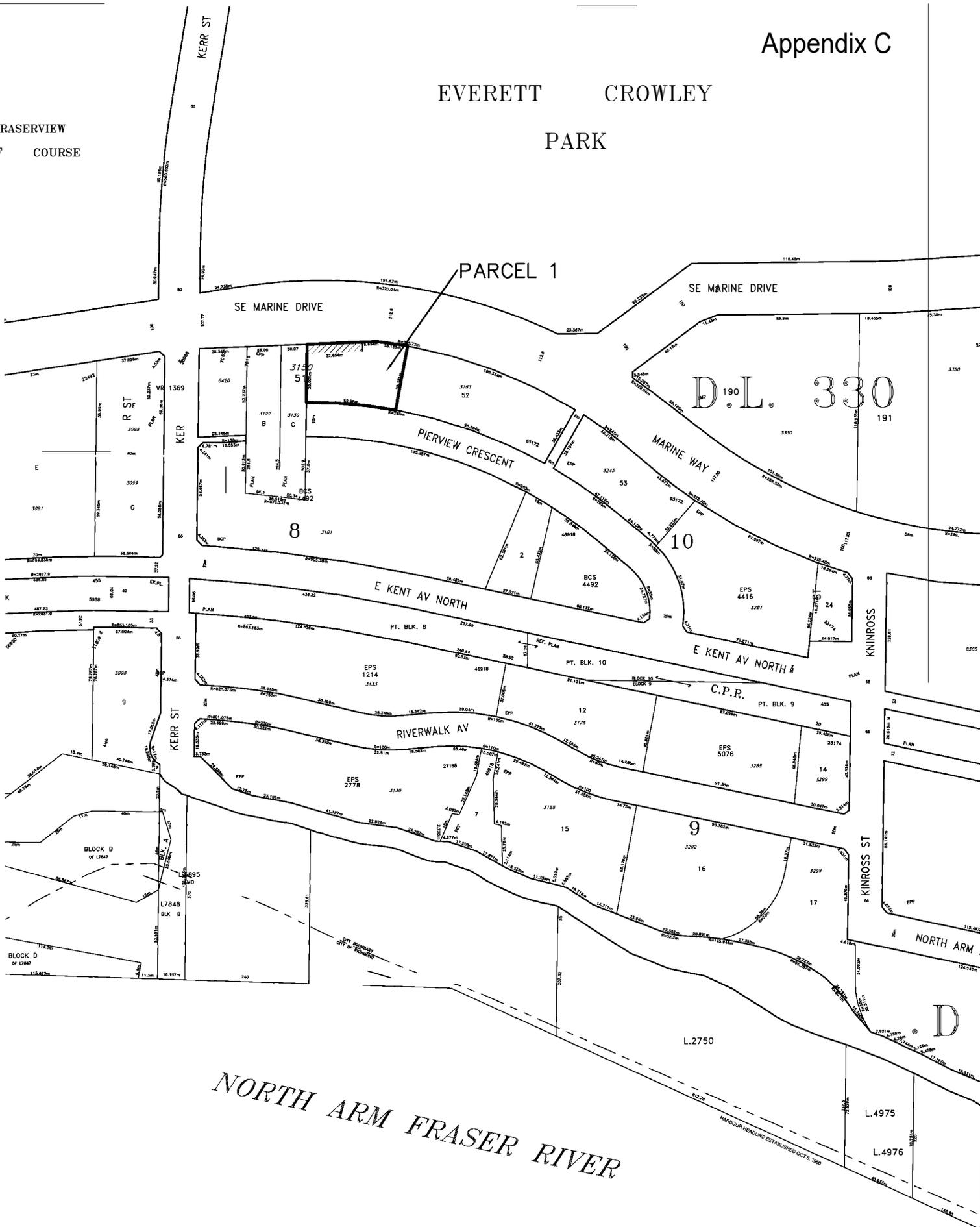
The General Manager of Engineering Services, in consultation with the Director of Real Estate Services, recommend approval of the recommendations contained in this report.

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1. The Road to be closed is to be consolidated with PID: 030-284-759 – Lot 51 Block 10 District Lot 330 Group 1 New Westminster District Plan EPP65172 to create a single parcel, the same as generally shown within the heavy outline on Appendix B, to the satisfaction of the Director of Legal Services;
2. Wesgroup to pay a nominal \$10.00 for the Road, in accordance with the recommendation of the Director of Real Estate Services;
3. Wesgroup to make arrangements for the modification or replacement of the temporary water main SRW (BB1726857-60) currently registered on the title of Lot 51 as a blanket charge. A Statutory Right of Way plan defining the as-built SRW Area and corresponding modification or replacement agreement will be required, to the satisfaction of the General Manager of Engineering and the Director of Legal Services;
4. Wesgroup 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.

EVERETT CROWLEY
PARK

FRASERVUE
GOLF COURSE



NORTH ARM FRASER RIVER