



**IN CAMERA**

**REPORT**

Report Date: August 20, 2020  
Contact: David Parkin  
Contact No.: 604.873.7328  
RTS No.: 14060  
VanRIMS No.: 08-2000-21  
Meeting Date: October 6, 2020

TO: Vancouver City Council

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

SUBJECT: Closure and Conveyance of a Portion of Road Adjacent to 1002 Station Street, Lot A, District Lots 196 and 2037, Plan LMP14138 ("Lot A")

**IN CAMERA RATIONALE**

This report is recommended for consideration by Council on the In Camera agenda as it relates to Section 165.2(1) of the *Vancouver Charter*: (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city.

**RECOMMENDATION**

- A. THAT Council close, stop-up and convey to the owner of 1002 Station Street (the "Abutting Lands") that approximately 204 square metre portion of abutting road (the "Road Portion"), the same as generally shown bold outline on the plan attached as Appendix B, subject to the terms and conditions noted in Appendix A.

**REPORT SUMMARY**

The purpose of this report is to seek Council Authority to close, stop-up and convey the Road Portion to Providence Health Care Society ("PHCS") in support of the CD-1 Rezoning Application for the new St Paul's Hospital.

**COUNCIL AUTHORITY/PREVIOUS DECISIONS**

The authority for closing and disposing of street and lanes is set out in the Vancouver Charter

## **CITY MANAGER'S/GENERAL MANAGER'S COMMENTS**

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

The CD-1 Rezoning was approved by Council at Regular Council meeting on November 5, 2019 to allow for the phased construction of the New St. Paul's Hospital and Health Campus.

## **REPORT**

### **Background/Context**

The Road Portion (200 Block of Station Street) jogs around 1020 Station Street and is bordered on the north by Lot A. The Road Portion was dedicated in 1972 with the deposit of subdivision plan 17885 and has been determined to be surplus and no longer required for municipal purposes.

The rezoning follows the street network and parcel configuration set out in the Policy Statement that consists of Healthcare Boulevard, a private street that provides access to all buildings within the main hospital parcel, a new High Street that connects Station Street to Gore Avenue, a new east-west National Avenue and a new north-south street located along the easterly limit of the site. Except for Healthcare Boulevard, all other streets noted above will be dedicated as road to the City of Vancouver, therefore leaving the Road Portion no longer being required for street or utility purposes.

### **Strategic Analysis**

An Engineering Services review of this matter has concluded that the Road Portion is surplus and available for sale to PHCS, subject to the conditions detailed in Appendix A of this report.

The portion of road to be closed is to be subdivided and consolidated with the Abutting Lands. In determining the value of the Road Portion, there are two factors that were considered. Firstly, the Road Portion will be encumbered by a permanent Statutory Right of Way (the "SRW") over part of the Road Portion for public pedestrian and building setback purposes that impacts any development value attributable to the sale and transfer of the Road Portion to the abutting owner. Secondly, the abutting land owner is required to remove and relocate existing utility infrastructure from the Road Portion including BC Hydro distribution duct bank and a major Telus duct bank and to maintain or relocate storm sewers. These removal and relocation costs are significant and are estimated at s.17(1)

Taking into consideration all of the above factors the Director of Real Estate Services is of the opinion that the Road Portion has a nominal value, and recommends that the sale price for the Road Portion be set at a nominal \$10.00 value. PHCS 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 Director of Real Estate Services has reviewed the value of the Road Portion in conjunction with Engineering's requirements detailed in Appendix A of this report, and is of the opinion that the Road Portion has a nominal value, and recommends that the sale price for the Road Portion be set at a nominal \$10.00 value.

In accordance with the Miscellaneous Fees By-Law, a Road Closure Fee of \$10,773 will be charged and collected from the Abutting Lands owner.

***CONCLUSION***

The General Manager of Engineering Services and the Director of Real Estate Services recommend approval of the Recommendations contained in this report.

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1. The portion of road to be closed is to be subdivided with Lot A, Plan LMP14138, Lots C and D, Blocks 15 to 18, Plan 12884, Lots E and F, Plan 13449; all of District Lots 196 and 2037; and Lot 19, District Lots 181, 196 and 2037, Plan 6780 to form the four (4) new development parcels and the dedication of road to form the new road network as contemplated in the rezoning, to the satisfaction of the Director of Legal Services. All plans required to achieve this subdivision and all documentation and Land Title Office fees will be the responsibility of the owner of Lot A;
2. City records indicate that there is a BC Hydro distribution duct bank and a major Telus duct bank within the Road Portion. The owner of Lot A will therefore have to make arrangements with B.C. Hydro, and Telus as/if necessary and to the satisfaction of the General Manager of Engineering Services, to protect and/or relocate this infrastructure (potentially granting a Statutory Right of Way in favour of B.C. Hydro). A corresponding letter of support for the road closure will need to be obtained from B.C. Hydro and Telus to be submitted to our office;
3. Arrangements must be made (as a consequence of the disruption of the existing road drainage path within the Road Portion), to maintain safe conveyance of the flow through existing or proposed storm sewers, including those planned as part of the St. Paul's hospital rezoning requirements, to the satisfaction of the General Manager of Engineering Services (GMES);
4. Registration of a temporary Statutory Right of Way agreement over the Road Portion for public utility purposes, to be discharged once all utilities impacted by the road closure have been abandoned, relocated or otherwise protected, as necessary, and any associated street and lane reconstruction works have been completed to the satisfaction of the GMES;
5. Registration of a temporary Statutory Right of Way agreement over the Road Portion for public access purposes over the open space on this portion of Station Street to be delivered with the West Precinct development, to the satisfaction of the GMES;
6. Registration of a permanent Statutory Right of Way over part of the Road Portion for public pedestrian and building setback purposes, to the satisfaction of the GMES;
7. The owner of the Abutting Lands to pay a nominal \$10.00 for the Road Portion in accordance with the recommendations of the Director of Real Estate Services;
8. Any agreements are to be drawn to the satisfaction of the Director of Legal Services;
9. No legal right or obligation shall be created and none shall arise hereafter until the documents are executed by the parties thereto;
10. City Council approval will be required, with the report only being advanced to Council following execution of a purchase and sale contract by the property owner and payment of the Road Closure Fee (\$10,773.00, as per the Miscellaneous Fees By-law).