



## REPORT

Report Date: March 15, 2021  
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Meeting Date: April 13, 2021  
[Submit comments to Council](#)

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 118-150 Robson Street

### **RECOMMENDATION**

- A. THAT Council close, stop-up and convey to the owner of 118-150 Robson Street (the "Abutting Lands", as described in Appendix B) that approximately 141.8 square metre portion of road (the "Road Portion"), the same as generally shown outlined in bold on the plan attached as Appendix C, subject to the terms and conditions noted in Appendix A.
- B. THAT the sale proceeds of \$4,200,000 be credited to the Property Endowment Fund (PEF).

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

### **REPORT SUMMARY**

This report seeks Council authority to close, stop-up and convey the Road Portion to the owner of the Abutting Lands in connection with the CD-1 Rezoning Application (defined below) for 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 June 26, 2018, Council approved the rezoning of the Abutting Lands, subject to various By-law enactment conditions, including the closure and sale of the Road Portion.

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

The Acting 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 Road Portion was dedicated as road in two stages. Firstly, by the registration of Plan 2565 in 1910 and then further by the registration of Plan 14094 in 1971. The Road Portion has been leased to various tenants of 118 Robson Street since approximately 1986 for use as parking, outdoor café and patio purposes attached to a restaurant.

The owner of the Abutting Lands has made application to purchase the Road Portion in conjunction with an application to rezone the site from DD (Downtown) District to CD-1 (Comprehensive Development) District (the "CD-1 Rezoning Application") to increase the FSR from 5.00 to 10.07 to allow for the construction of a 29-storey mixed use building, comprised of market residential, hotel and ground-floor retail and service uses including the heritage designation of all four exterior facades of the existing Northern Electric building.

#### ***Strategic Analysis***

The closure and sale of the Road Portion is an important component of the CD-1 Rezoning Application. An Engineering Services review of this matter has concluded that the Road Portion is surplus to civic needs and is available for sale to the Abutting Lands owner, subject to the conditions detailed in Appendix A of this report.

The Abutting Lands owner will be responsible for all costs, plans, documents and Land Title fees required to complete the road closure and conveyance.

#### ***Implications/Related Issues/Risk***

##### ***Financial***

The Director of Real Estate Services has negotiated a sale of the Road Portion for \$4,200,000 plus applicable taxes. The Director of Real Estate Services advises that the sale represents fair

market value for the Road Portion to be conveyed to the owner of the Abutting lands. The sale proceeds of \$4,200,000 will be credited to the PEF.

In accordance with the Miscellaneous Fees By-law, a Road Closure Fee of \$11,100 will be charged to and collected from the owner of the Abutting Lands.

***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 Road Portion to be closed, as generally shown outlined in bold on Appendix C, is to be consolidated with the Abutting Lands (as described in Appendix B) to form a single development parcel, as required pursuant to the rezoning prior to enactment conditions, to the satisfaction of the Director of Legal Services;
2. Submission of written confirmation that arrangements have been made to address the removal and relocation of the existing street lighting facilities in the Road Portion to the satisfaction of the General Manager of Engineering Services;
3. Registration of a temporary Statutory Right of Way agreement in favour of the City 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 reconstruction has been completed to the satisfaction of the General Manager of Engineering Services;
4. The Abutting Lands owner to pay \$4,200,000 plus applicable taxes for the Road Portion, in accordance with the recommendation of the Director of Real Estate Services;
5. The Abutting Lands owner to pay \$11,100 for the Road Closure Fee, in accordance with the Miscellaneous Fees By-law;
6. The Abutting Lands owner to be responsible for all necessary plans, documents, and Land Title Office fees, including the preparation of a Reference Plan to Accompany Resolution of the City of Vancouver and a Reference Plan for the consolidation;
7. The Director of Legal Services or the Director of Real Estate Services, as applicable, to execute all plans, transfers and documents as required;
8. Any agreements are to be drawn to the satisfaction of the Director of Legal Services; and
9. 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.

\* \* \* \* \*

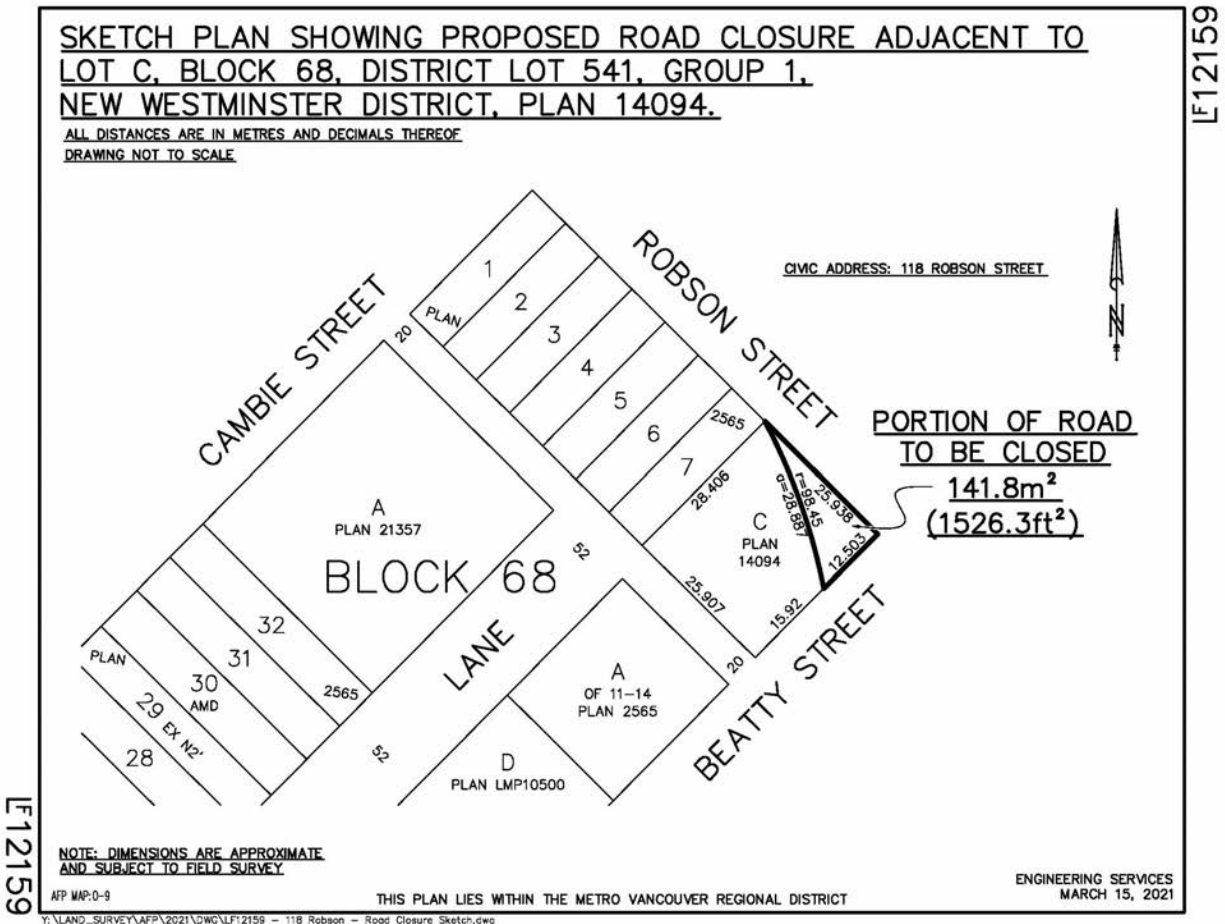
**The Abutting Lands**

<b>Address</b>	<b>Parcel Identifier (PID)</b>	<b>Legal Description</b>
118 Robson Street	003-374-688	Lot C, Block 68, District Lot 541, Plan 14094
150 Robson Street	013-639-374	Lot 1, Block 68, District Lot 541, Plan 2565
150 Robson Street	013-639-421	Lot 2, Block 68, District Lot 541, Plan 2565
150 Robson Street	013-639-447	Lot 3, Block 68, District Lot 541, Plan 2565
150 Robson Street	013-639-463	Lot 4, Block 68, District Lot 541, Plan 2565
150 Robson Street	013-639-471	Lot 5, Block 68, District Lot 541, Plan 2565
150 Robson Street	013-639-501	Lot 6, Block 68, District Lot 541, Plan 2565
150 Robson Street	013-639-528	Lot 7, Block 68, District Lot 541, Plan 2565

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SKETCH PLAN SHOWING PROPOSED ROAD CLOSURE ADJACENT TO  
LOT C, BLOCK 68, DISTRICT LOT 541, GROUP 1,  
NEW WESTMINSTER DISTRICT, PLAN 14094.

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



LF12159

LF12159

NOTE: DIMENSIONS ARE APPROXIMATE  
AND SUBJECT TO FIELD SURVEY

APF MAP:0-9

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

ENGINEERING SERVICES  
MARCH 15, 2021

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