



REPORT

Report Date: May 7, 2021
Contact: David Parkin
Contact No.: 604.873.7328
RTS No.: 14505
VanRIMS No.: 08-2000-20
Meeting Date: June 22, 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 2929 West 29th Avenue

RECOMMENDATION

THAT Council close, stop-up and convey to the abutting owner of 2929 West 29th Avenue that approximately 231 square foot portion of road legally described as [PID: 013-193-139] The South 7 Feet of Lot 67 Block 70 District Lot 2027 Plan 3066 (hereinafter, the "Road Portion"), the same as generally shown hatched on the plan attached as Appendix "A", subject to the terms and conditions as noted in Appendix "B";

FURTHER THAT the sale proceeds of \$85,000 be credited to the Property Endowment Fund.

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 abutting owner; namely, the owner of 2929 West 29th Avenue.

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 Property Endowment Fund or are sold with the proceeds credited to the Property Endowment Fund.

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.

REPORT

Background/Context

The owner of 2929 West 29th Avenue (legally described as: [PID: 013-190-776] Lot 67, Except the South 7 Feet, Block 70 District Lot 2027 Plan 3066 (hereinafter "Lot 67")) has made application to purchase the Road Portion adjacent to Lot 67.

The Road Portion to be closed is 7 feet wide and is effectively occupied as the front yard for the dwelling situated on Lot 67. The Road Portion was established as road by Council Resolution in 1995.

Strategic Analysis

The West 29th Avenue road allowance adjacent to Lot 67 is 73 feet in width, and therefore exceeds the City standard of 66 feet. Noting that the owner of Lot 67 intends to consolidate the Road Portion with Lot 67 to create one parcel, the closure and sale of the Road Portion and its ultimate redevelopment will be consistent with the established one-family development pattern on West 29th at this location. Based on Engineering Services review of the matter, the Road Portion is no longer required for civic purposes.

The Director of Real Estate Services has negotiated a sale of the Road Portion for \$85,000 plus applicable taxes. The Director of Real Estate Services advises that the sale price of \$85,000 represents fair market value for the Road Portion to be conveyed. The owner of Lot 67 will be responsible for all costs, plans, documents and Land Title Office fees required to complete the conveyance.

Implications/Related Issues/Risk

Financial

The General Manager of Real Estate and Facilities Management recommends a purchase price for the Road Portion of \$85,000.00. The sale proceeds of \$85,000.00 will be credited to the Property Endowment Fund.

In accordance with the Miscellaneous Fees By-law, a Road Closure Fee of \$11,100.00 will be charged and collected from the owner of the abutting lands.

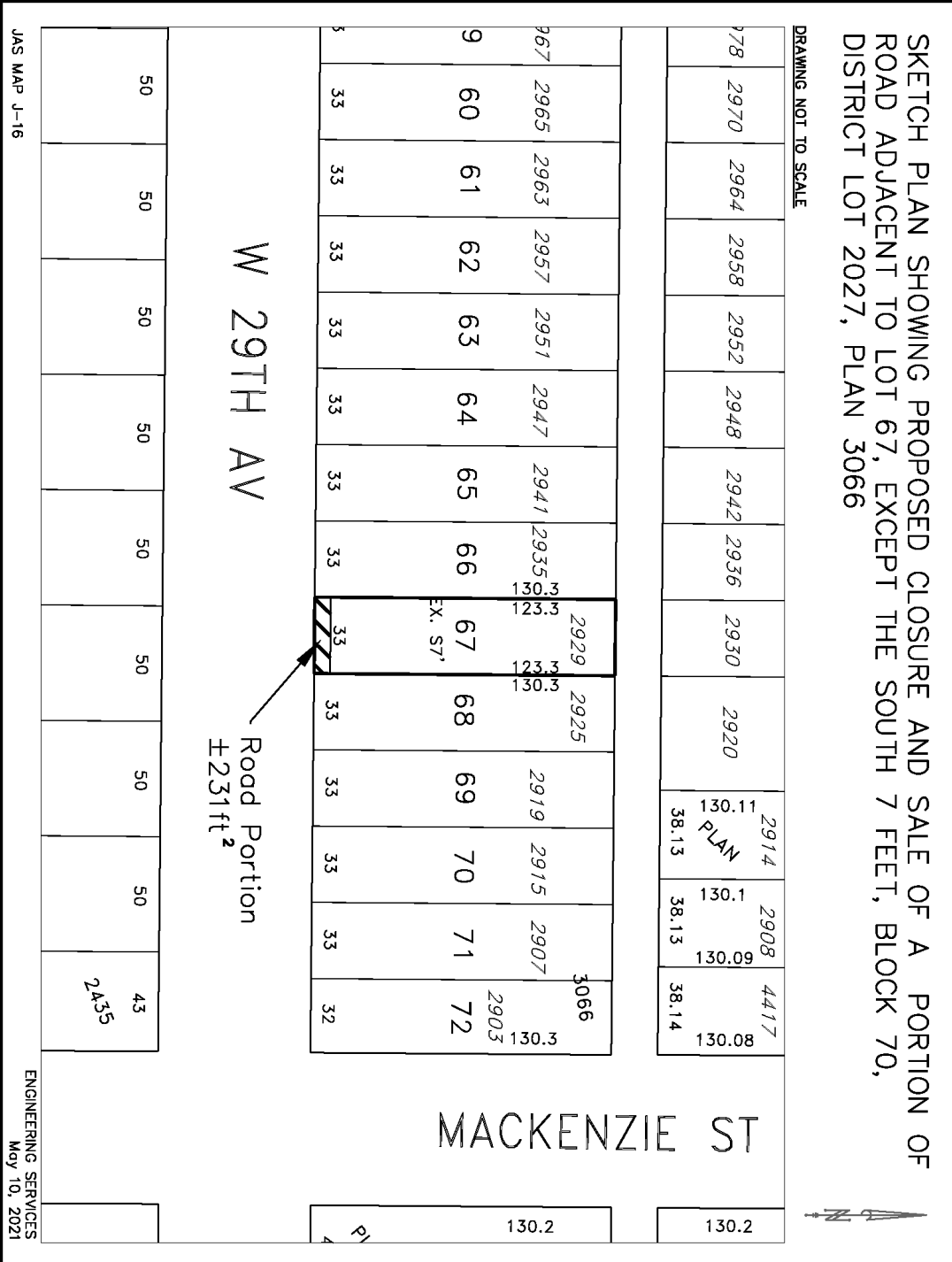
CONCLUSION

The General Manager of Engineering Services in consultation with the Director of Real Estate Services recommends approval of the Recommendation contained in this report.

* * * * *

SKETCH PLAN SHOWING PROPOSED CLOSURE AND SALE OF A PORTION OF ROAD ADJACENT TO LOT 67, EXCEPT THE SOUTH 7 FEET, BLOCK 70, DISTRICT LOT 2027, PLAN 3066

DRAWING NOT TO SCALE



JAS MAP J-16
Y:\LAND_SURVEY\JAS\Rob_G\2929 W 29th Av - Road Closure-Sale.dwg

ENGINEERING SERVICES
May 10, 2021

*
*
*
*
*

TERMS AND CONDITIONS OF CONVEYANCE

1. The Road Portion to be closed is to be consolidated with the abutting lands ([PID: 013-190-776] Lot 67, Except the South 7 Feet, Block 70 District Lot 2027 Plan 3066) to form a single parcel, the same as generally shown within the heavy outline of Appendix "A", to the satisfaction of the Director of Legal Services;
2. The abutting owner of Lot 67 to pay \$85,000 plus applicable taxes for the Road Portion, in accordance with the recommendation of the Director of Real Estate Services;
3. The abutting owner to be responsible for all necessary plans, documents, and Land Title Office fees;
4. Any agreements are to be to the satisfaction of the Director of Legal Services;
5. The Director of Legal Services or the Director of Real Estate Services, as applicable, be authorized to execute all plans, transfers, and documents as required.
6. 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.

* * * * *