



## REPORT

Report Date: October 18, 2021  
Contact: David Parkin  
Contact No.: 604.873.7328  
RTS No.: 14737  
VanRIMS No.: 08-2000-20  
Meeting Date: November 16, 2021  
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TO: Vancouver City Council

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

SUBJECT: Closure and Exchange of a Portion of Road Adjacent to 1002 Station Street, Lot 1, District Lot 2037, Group 1, New Westminster District, Plan EPP105034 ("Lot 1")

### **RECOMMENDATION**

THAT Council close, stop-up and convey to the owner of Lot 1 at 1002 Station Street (the "Abutting Lands") that approximately 235.4 square metre portion of abutting road (the "Road Portion"), the same as generally shown bold outline and hatched on the plan attached as Appendix B, in exchange for the 222.7 square metre portion of Lot 1 ("PHCS Exchange Land"), 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 Development 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*.

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

The Closure and Conveyance of a Portion of Road Adjacent to 1002 Station Street was approved by Council at an In Camera Council meeting, as per Council authority October 6th, 2020.

### ***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 Road Portion was dedicated as road on December 19, 2020 on Plan EPP105034, being part of the road network from the CD-1 Rezoning. Since the enactment of the CD-1 Rezoning for the New St. Paul's Hospital, major design changes to the building locations, building orientation and to the roadways within the New St. Paul's Hospital site were brought to the City's attention on the phase 1 development permit application (DP-2021-00085) submitted earlier this year.

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

Engineering Services acknowledges that the Road Portion is surplus and is no longer required for the road network and available to PHCS in exchange for an approximately equal portion of Lot 1 required to be dedicated as road for the revised road network, subject to the conditions detailed in Appendix A of this report.

The approximately 235.4 square metre Road Portion is to be exchanged for the approximately 222.7 square metre portion of Lot 1, due to recent major design changes within the St. Paul's Hospital site that were not known at the time City road dedications were secured through the site's CD-1 Rezoning in December 2020. These design changes are specific to building location/orientation adjustments, and do not impact the final site density or land use.

Given this is a minor amendment to the City's road dedications and considering the area of the Road Portion and PHCS Exchange Land are approximately equal, the Director of Real Estate Services is of the opinion that the purchase price for the Road Portion be set at a nominal \$1.00 value.

The City and PHCS have entered into a Land Exchange Contract to complete the aforementioned land exchange, subject to Council approval. PHCS will be responsible for all costs, plans, document and Land Title Office fees required to complete the conveyance.

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

***Financial***

The Director of Real Estate Services is supportive of the proposed land exchange and recommends a nominal \$1.00 purchase price for the City's Road Portion, in exchange for the PHCS Exchange Land.

In accordance with the Miscellaneous Fees By-Law, a Road Closure Fee of \$11,100.00 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 1, District Lot 2037 Group 1, New Westminster District, Plan EPP105034 to form the new parcel and the dedication of road to form the new road network as contemplated in the phase 1 development permit application, to the satisfaction of the Director of Legal Services and the General Manager of Engineering 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 1;
2. The owner of the Abutting Lands to pay a nominal \$1.00 for the Road Portion in accordance with the recommendations of the Director of Real Estate Services;
3. Any agreements are to be drawn to the satisfaction of the Director of Legal Services;
4. No legal right or obligation shall be created and none shall arise hereafter until the documents are executed by the parties thereto;
5. 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 (\$11,100.00, as per the Miscellaneous Fees By-law).

