



REPORT

Report Date: February 28, 2022
Contact: David Parkin
Contact No.: 604.873.7328
RTS No.: 14989
VanRIMS No.: 08-2000-20
Meeting Date: March 29, 2022
[Submit comments to Council](#)

TO: Vancouver City Council

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

SUBJECT: 1650 East 12th Avenue – Closure and Conveyance of Lane

RECOMMENDATION

- A. That Council close, stop-up and convey to the owner of those lands described in Appendix A (the “Abutting Lands”), being 1650 East 12th Avenue that approximately 41.3 square metre (445 square feet) portion of abutting lane as generally shown in bold outline on the plan attached as Appendix B (the “Lane Portion”), subject to the terms and conditions noted in Appendix A.
- B. THAT the sale proceeds of \$313,725 be credited to the Property Endowment Fund (PEF).

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

REPORT SUMMARY

This report seeks Council authority to close, stop-up and convey the Lane Portion to the owner of the Abutting Lands.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

The authority for closing and disposing of streets and lanes is set out in 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 May 18, 2021, Council approved in principle the rezoning of the Abutting Lands and the Lane Portion, subject to various By-law enactment conditions, including the closure and sale of the Lane Portion.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

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

REPORT

Background/Context

The Lane Portion was dedicated as lane by the registration of Subdivision Plan 222 in 1887.

The lane as dedicated was only 10 feet wide. The south ½ (5 feet) of the lane was closed, conveyed and consolidated with the adjoining lot to the south by plan BCP35312 in 2008, thus creating the Lane Portion being the northern ½ (5 feet) of the lane.

The Abutting Lands owner has made application to purchase the Lane Portion in conjunction with an application to rezone the site from C-2C1 (Commercial) District to a CD-1 (Comprehensive Development) District to increase the maximum building height from 10.7 m (35 ft.) to 21.3 m (70 ft.), to permit the development of a six-storey mixed-use building containing 65 strata-titled residential units. Staff have assessed the application and conclude that it generally meets the intent of the Grandview-Woodland Community Plan. The closure and sale of the Lane Portion, and the dedication of the road portion, have been established as prior-to enactment conditions of the rezoning.

Strategic Analysis

As noted in the Policy Report for the proposed CD-1 Rezoning of the subject site, consolidation of the Lane Portion with the Abutting Lands will facilitate the optimum development of the rezoning site. An Engineering Services review of this matter has concluded that the Lane 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. In addition, the road portion to be dedicated will provide for improvements to the transportation network.

The Abutting Lands owner will be responsible for all costs, plans, document and Land Title Office fees required to complete the conveyance. The conveyance of the Lane Portion to the owner of the Abutting Lands will be completed concurrently with the registration at the Land Title Office of all documents required to effect the rezoning.

Implications/Related Issues/Risk (if applicable)

Financial

The Director of Real Estate Services has negotiated a sale of the Lane Portion for \$313,725 plus applicable taxes based on comparable land values. The Director of Real Estate Services

advises that the sale price of \$313,725 represents fair market value for the Lane Portion to be conveyed to the Abutting Lands owner. The Abutting Lands owner will be responsible for all costs, plans, documents and Land Title Office fees required to complete the conveyance.

In accordance with the Miscellaneous Fees By-law, a Lane Closure Fee of \$11,660.00 will be charged and collected from the Abutting Lands owner.

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.

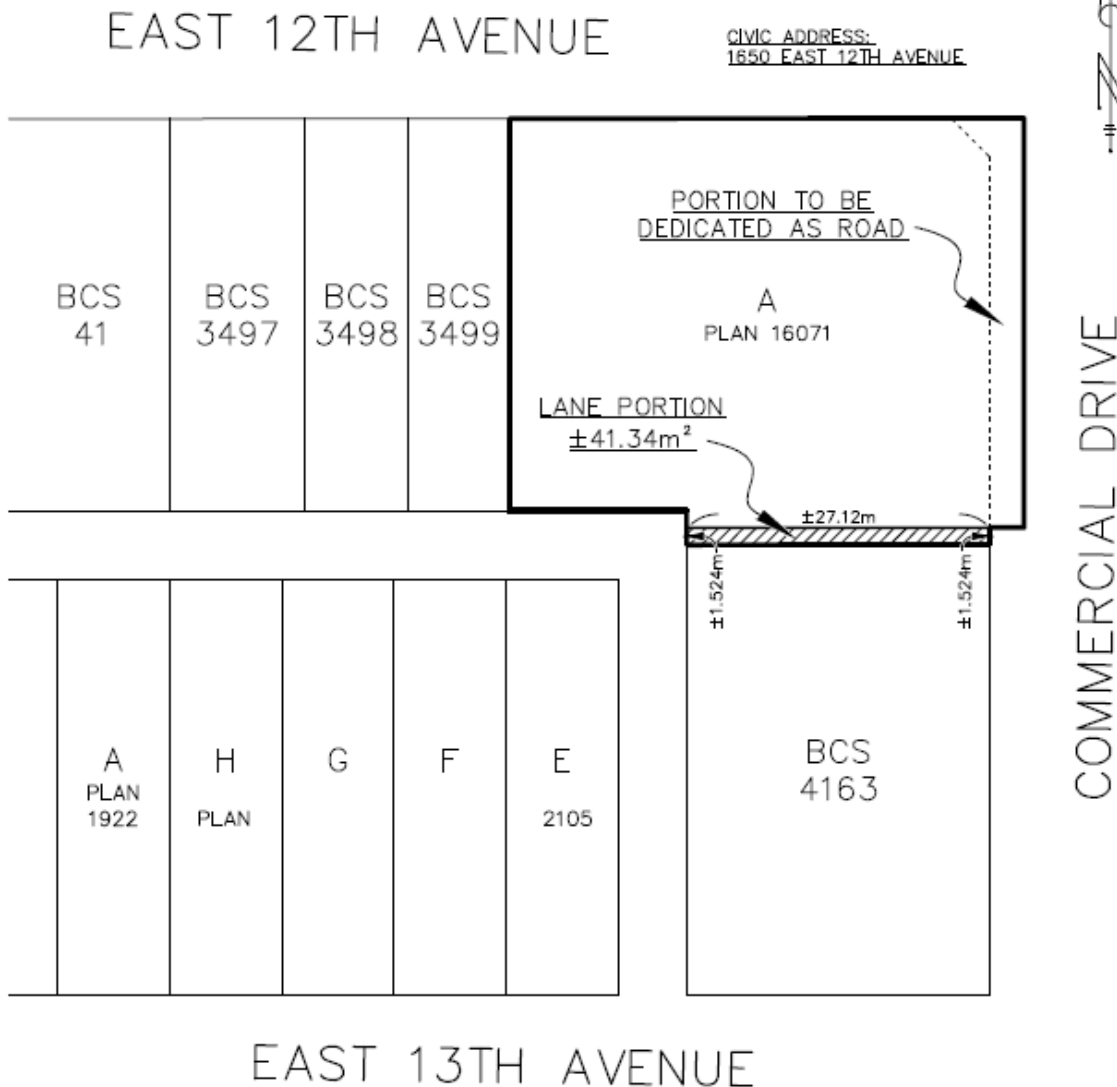
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1. The portion of lane to be closed, generally shown within bold outline on Appendix B, is to be subdivided with the Abutting Lands ([PID: 004-343-719] Lot A, Block 170, District Lot 264A, Plan 16071) to form a single parcel and to dedicate the new road portion, as required pursuant to the rezoning prior-to enactment conditions, to the satisfaction of the Director of Legal Services (DLS) and the Approving Officer;
2. The Abutting Lands owner to be responsible for all necessary survey plans, administration costs, and Land Title Office fees, including a Reference Plan to Accompany Resolution of the City of Vancouver and the Subdivision plan;
3. The Abutting Lands owner to pay \$313,725 plus applicable taxes for the Lane Portion, in accordance with the recommendation of the Director of Real Estate Services;
4. The Abutting Lands owner to pay \$11,660.00 for the Road Closure Fee, in accordance with the Miscellaneous Fee By-law;
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 DLS;
7. No legal right or obligation shall be created and none shall arise hereafter until the documents are executed by the parties thereto.

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SKETCH PLAN SHOWING PROPOSED CLOSURE AND
SALE OF A PORTION OF LANE ADJACENT TO LOT A,
BLOCK 170, DISTRICT LOT 264A, PLAN 16071,
GROUP 1, NEW WESTMINSTER DISTRICT.

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



NOTE: AREAS AND
DIMENSIONS ARE SUBJECT
TO FIELD SURVEY

APP MAP-5-13

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

ENGINEERING SERVICES
MARCH 3, 2022

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