



REPORT

Report Date: April 14, 2022
Contact: Dave Parkin
Contact No.: 604.873.7328
RTS No.: 14959
VanRIMS No.: 08-2000-20
Meeting Date: May 17, 2022
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: The General Manager of Engineering Services in Consultation with the General Manager of Real Estate and Facilities Management

SUBJECT: Arbutus Greenway (Zones 2, 3, 4, 5, 6, and 8) – Establishment of City Land for Road and Public Space Purposes

RECOMMENDATION

THAT Council approve the establishment of the following portions of the Arbutus Greenway for road and public pathway purposes pursuant to the *Vancouver Charter*:

- A. All of the City-owned property on Plan BCP31964 that is part of the Arbutus Greenway between West Broadway and West 54th Avenue consisting of 9.915 hectares (24.5 acres), legally described as: Parcel Identifier (PID) 027-269-175: Parcel A, District Lot 526, Group 1, New Westminster District, Plan BCP31964, the same as shown cross-hatched on the sketches attached hereto as Appendix "A";
- B. All of the City-owned properties on Plan EPP111952 that are part of the Arbutus Greenway between West Broadway and West 16th Avenue consisting of 0.731 hectares (1.805 acres), more specifically described in Appendix "C", the same as shown cross-hatched on the sketch attached hereto as Appendix "B";
- C. All of the City-owned properties that are part of the Arbutus Greenway between SW Marine Drive and Milton Street, more specifically described in Appendix "E"; the same as shown cross-hatched on the sketch attached hereto as Appendix "D".

REPORT SUMMARY

The purpose of this report is to seek Council authority to establish portions of the Arbutus Greenway properties as road pursuant to Section 291 of the *Vancouver Charter*.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

The authority for establishing streets and lanes is set out in Section 291 of the *Vancouver Charter*.

Council approved the Arbutus Greenway: Design Vision and Implementation Strategy on July 11, 2018.

CITY MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

In 2016, the City purchased the Arbutus railway corridor from Canadian Pacific Railway for the purpose of creating a high-quality public space for walking, cycling, and future streetcar use that connects people, parks, and places from False Creek to the Fraser River.

Approximately nine (9) kilometers in length, the Greenway extends from 6th Avenue and Fir Street in the north to Milton Street in the south, while passing through the Fairview, Kitsilano, Arbutus Ridge, Shaughnessy, Kerrisdale, and Marpole neighbourhoods.

The City constructed temporary pathways along the corridor for walking, wheeling, and cycling, as an interim condition, to enable people to become familiar with the corridor prior to the development of the Arbutus Greenway Design Vision. The planning and design process to develop an overall vision for the greenway concluded in 2018 with Council approving the Arbutus Greenway Design Vision. Instrumental to the design vision are eight 'Character Zones' that organize the design intent for the overall Greenway while also reflecting a purposeful response to each zone's context. The Arbutus Greenway parcels in Zone 2 (West Broadway to West 16th Ave) were created by both Plan BCP31964 and Plan EPP111952. For clarity, Plan EPP111952 was prepared to consolidate various separate parcels that are part of this portion of the Greenway but not included in Plan BCP31964. Together with the lands under Recommendation C, these lands comprise Zones 2, 3, 4, 5, 6, and 8 of the Arbutus Corridor.

The Arbutus Greenway Implementation Strategy was endorsed by Council in July 2018 and provides a framework for how the greenway can be developed over numerous Capital Plans to account for future Council priorities and approved funding. The Implementation Strategy used several criteria to determine which zones should be implemented first. The evaluation determined that Zones 3 and 8 were the first two character zones to develop. In May 2019 Staff proceeded with the detailed design for Zone 3 and 8.

Currently, detailed design for Zones 3, 4, and 8 are on pause and staff have reassessed the work on the Arbutus Greenway. COVID-19 has shifted public and staff focus to critical infrastructure and staff will be working on interim safety and operational improvements to the Greenway. Zone 1 will be delivered through the Broadway Plan.

Strategic Analysis

Establishment of road under the *Vancouver Charter*, as opposed to dedication under the *Land Title Act*, will enable the retention of registered title for the entire area of the Arbutus Greenway. The establishment of road will ensure long term tenure and security of the Greenway and will also simplify and prevent the ambiguity of title along the Greenway.

Development sites that are adjacent to the Greenway will also benefit from the establishment of road because the spatial separation of structures under the Vancouver Building By-law will not be required. Therefore, development sites that abut the Greenway will be able to realize their full building potential.

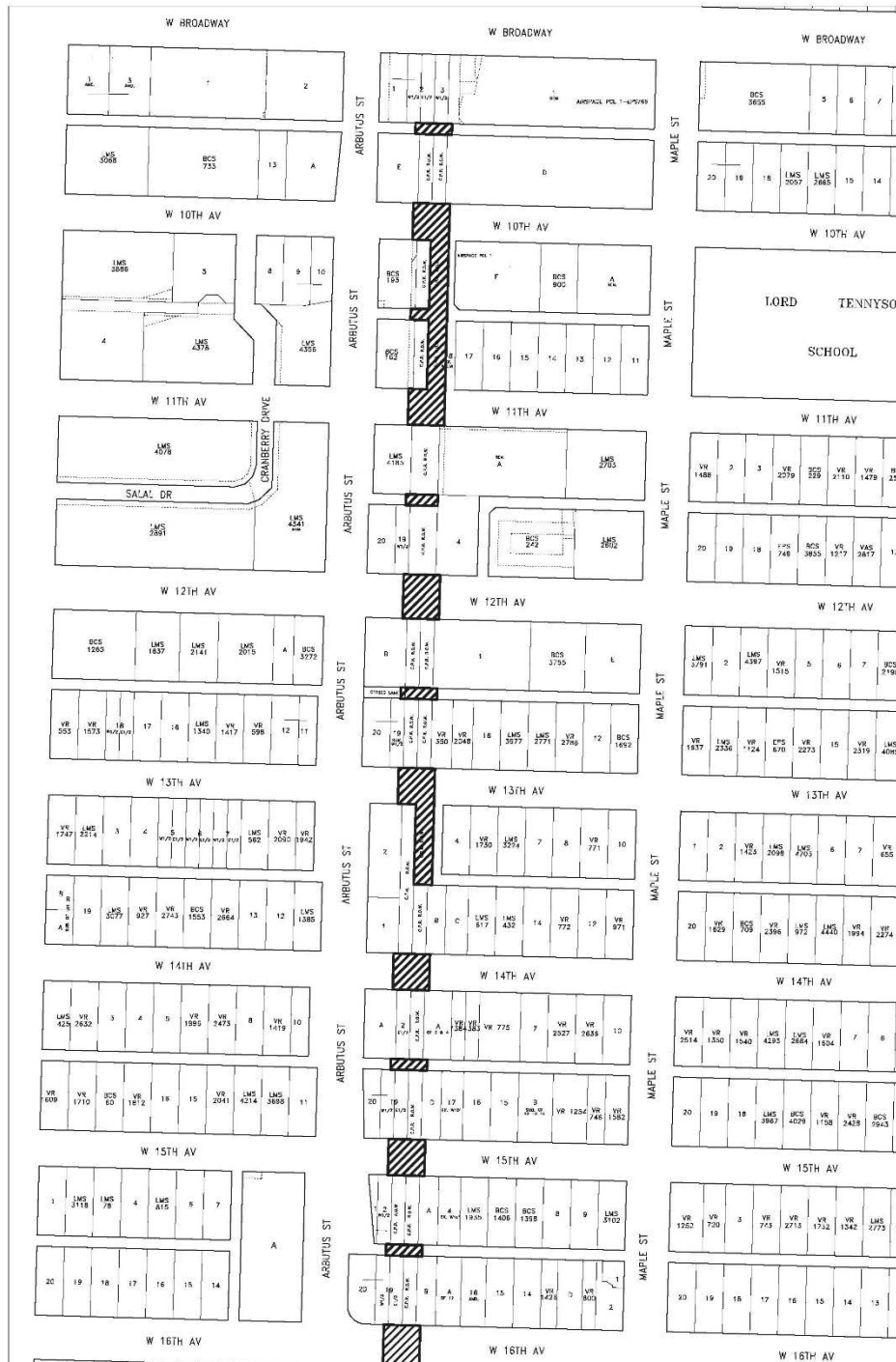
Additionally, the establishment of road will provide clarity of tenure for road intersections which cross the Greenway. This land includes various utilities for sub-surface water, sewer, and other city and external stakeholder infrastructure which will be subject to upgrades and replacements in the coming years.


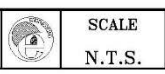
CONCLUSION

The General Manager of Engineering Services, in consultation with the General Manager of Real Estate Services & Facilities Management and the Director of Legal Services, recommends approval of the Recommendations contained in this report.

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**ZONE 2 – West Broadway to W 16th Avenue
(Parcel A, Plan BCP31964)**



 <p>CITY OF VANCOUVER ENGINEERING SERVICES THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS OF INFORMATION SHOWN ON THIS MAP</p>	 <p>SCALE N.T.S.</p>	<p>DATE 2022</p>	<p>ARBUTUS LINE : BROADWAY TO 16TH AVE THIS DIGITAL MAP WAS PRODUCED BY THE LAND SURVEY BRANCH</p>
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**ZONE 3 – W 16th Avenue to W King Edward Avenue
(Parcel A, Plan BCP31964)**



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ENGINEERING SERVICES**
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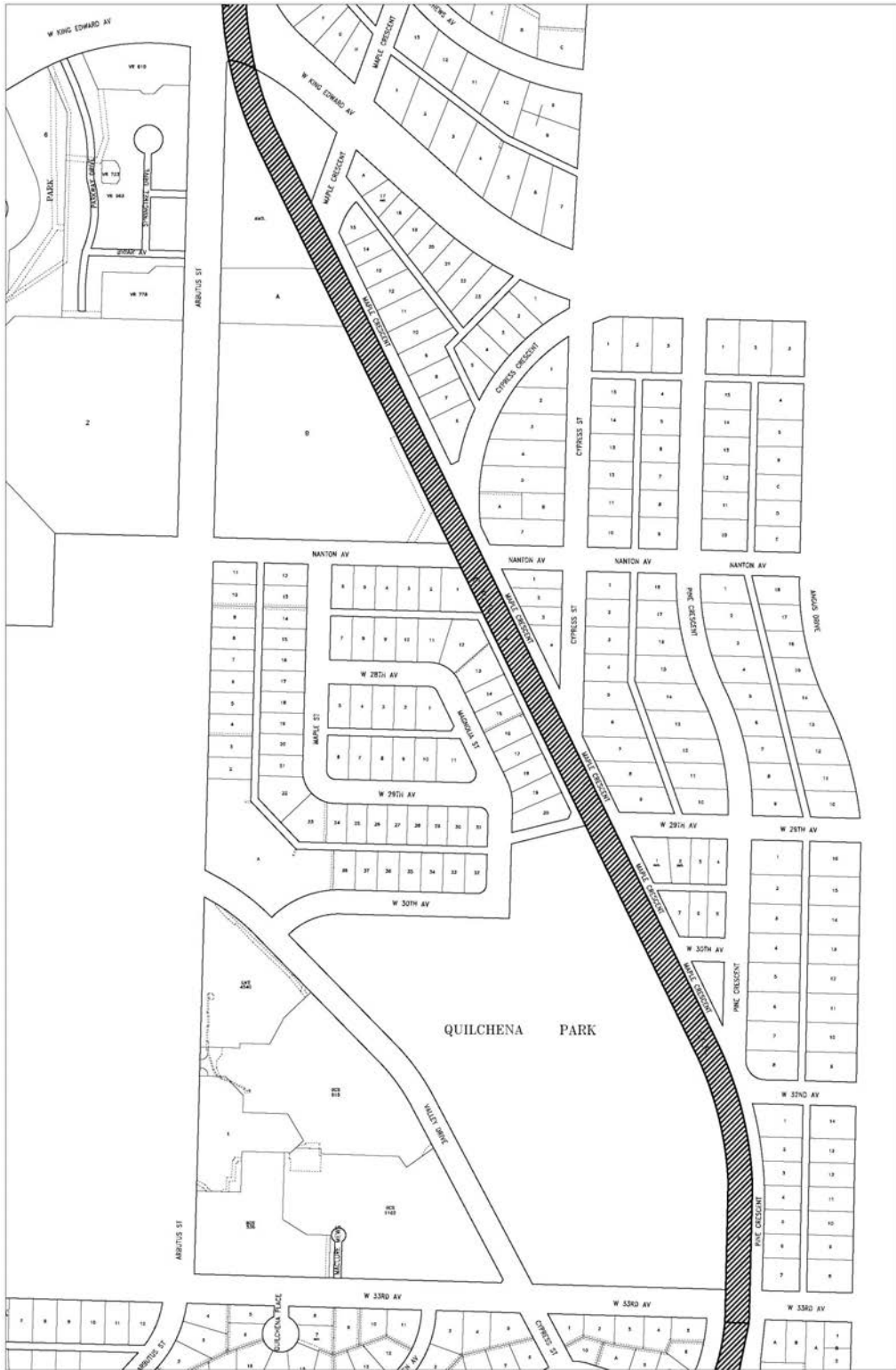
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ARBUS LINE : 16TH AVE TO KING EDWARD AVE
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**ZONE 4 – W King Edward Avenue to W 33rd Avenue
(Parcel A, Plan BCP31964)**



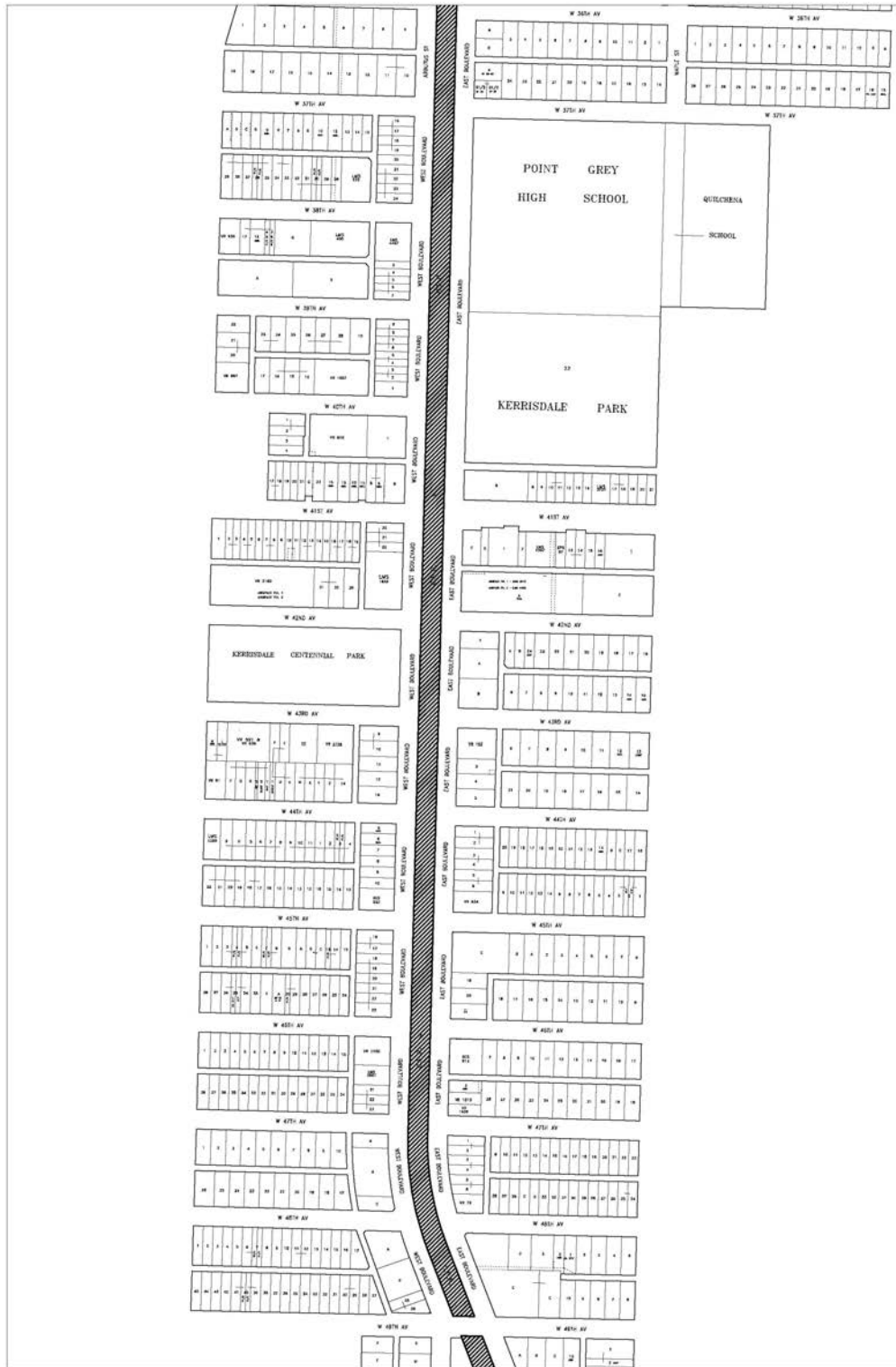
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**ZONE 4 – W 33rd Avenue to W 37th Avenue
(Parcel A, Plan BCP31964)**

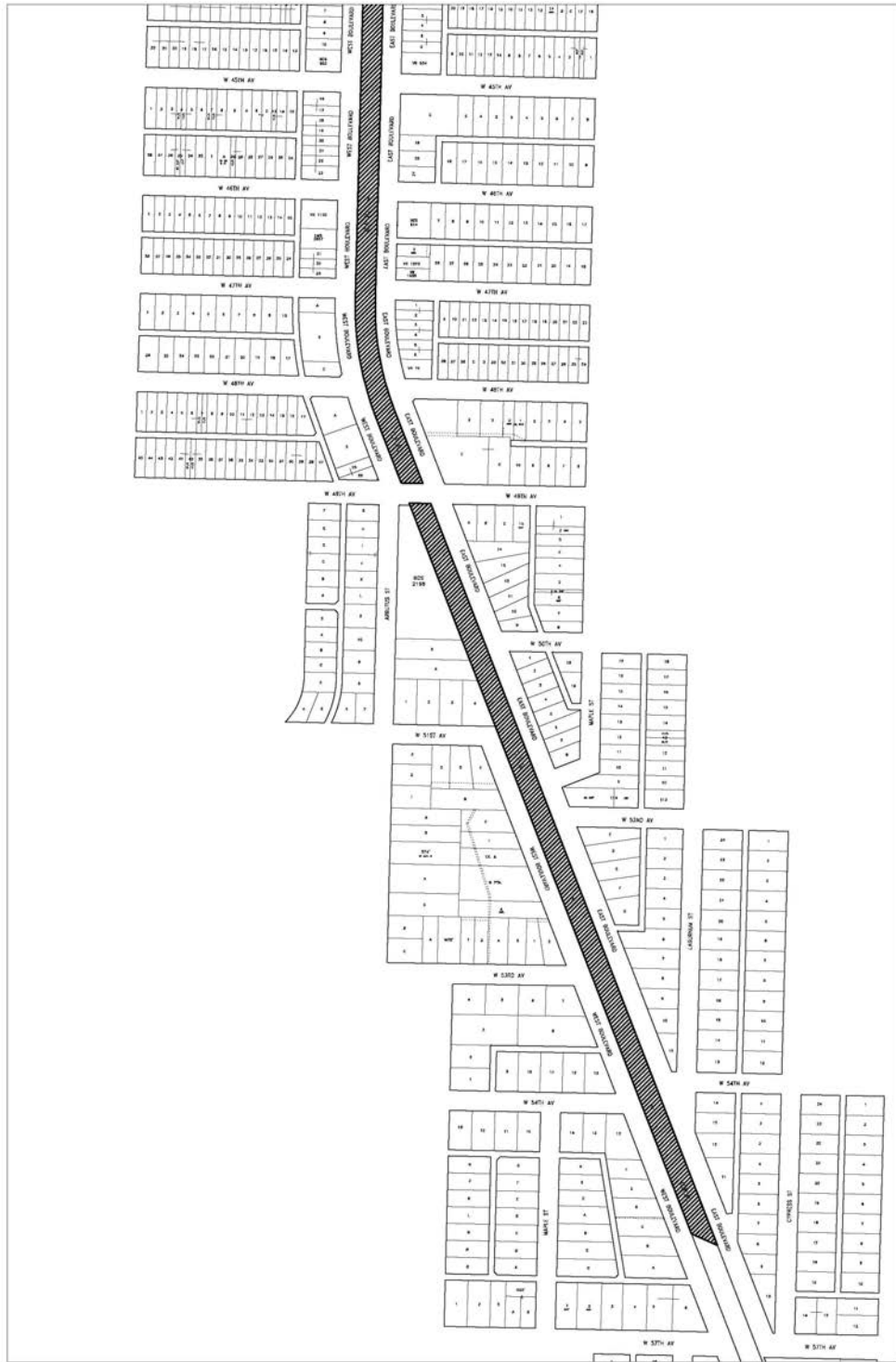


	CITY OF VANCOUVER ENGINEERING SERVICES <small>FOR THE CORRECTNESS OF INFORMATION SHOWN ON THIS MAP</small>		SCALE N.T.S.	DATE 2022	THIS DIGITAL MAP WAS PRODUCED BY THE LAND SURVEY BRANCH OF ENGINEERING SERVICES	ARBUTUS GREENWAY: W 33RD AVE – W 36TH AVE
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**ZONE 5 – W 37th Avenue to W 49th Avenue
(Parcel A, Plan BCP31964)**



**ZONE 6 – W 49th Avenue to W 54th Avenue
(Parcel A, Plan BCP31964)**



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**ZONE 2 – West Broadway to W 16th Avenue
(Lots A to M, Plan EPP11952)**



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**Full Legal Descriptions – West Broadway to West 16th Avenue
(Lots A to M, Plan EPP111952)**

PID: 031-641-024
LOT A DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP111952

PID: 031-641-032
LOT B DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP111952

PID: 031-641-041
LOT C DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP111952

PID: 031-641-059
LOT D DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP111952

PID: 031-641-067
LOT E DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP111952

PID: 031-641-075
LOT F DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP111952

PID: 031-641-083
LOT G DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP111952

PID: 031-641-091
LOT H DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP111952

PID: 031-641-105
LOT I DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP111952

PID: 031-641-113
LOT J DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP111952

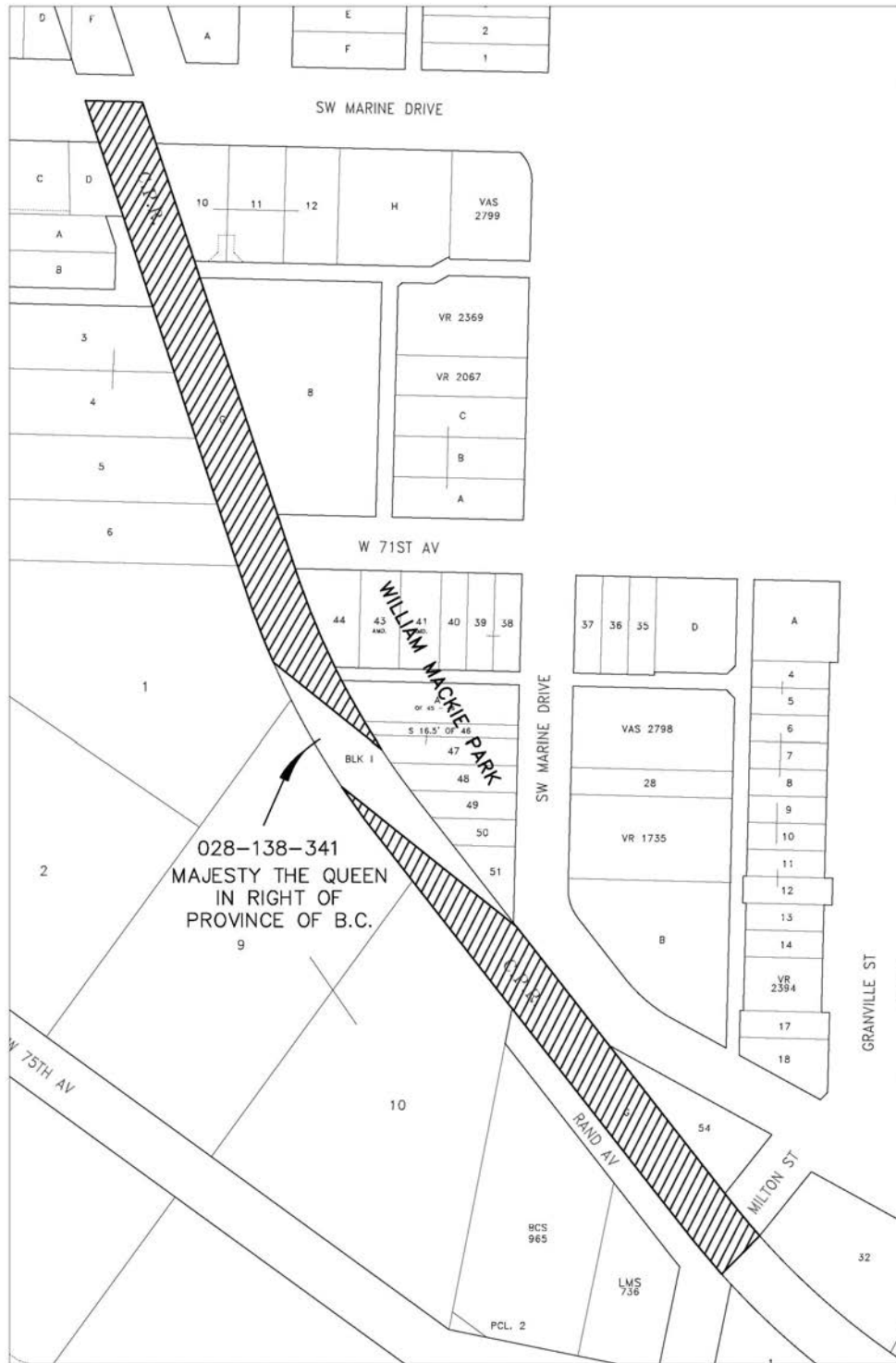
PID: 031-641-121
LOT K DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP111952

PID: 031-641-130
LOT L DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP111952

PID: 031-641-148
LOT M DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP111952

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ZONE 8 – SW Marine Drive to Milton Street



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**Full Legal Descriptions – SW Marine Drive to Milton Street
(Portions of Parcel G, Plan EPP59724)**

PID: 029-781-965

ALL THAT PART OF PARCEL G, DISTRICT LOT 318, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN LMP52922 AS SHOWN AS AREA 0.479 HECTARES ON PLAN EPP59724

PID: 029-781-973

ALL THAT PART OF PARCEL G, DISTRICT LOT 318, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN LMP52922 AS SHOWN AS 0.388 HECTARES ON PLAN EPP59724

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