



REPORT

Report Date: November 7, 2022
Contact: David Parkin
Contact No.: 604.873.7328
RTS No.: 15397
VanRIMS No.: 08-2000-20
Meeting Date: December 7, 2022
[Submit comments to Council](#)

TO: Standing Committee on Policy and Strategic Priorities
FROM: General Manager of Engineering Services
SUBJECT: Closure and Sale of a Portion of Lane Adjacent to 150 West Pender Street

RECOMMENDATION

THAT Council close, stop-up and convey to the owners of 534, 536, 548 and 550 Cambie Street, (550 Cambie JV LP, 548-550 Cambie Street Holdings Ltd. and 534 Cambie Street Holdings Ltd., collectively referred to as the "Buyer"), that approximately 223 square metre portion of lane, as generally shown bold outlined and hatched on the sketch attached as Appendix "B" (the "City Lane"), to be subdivided with the abutting lands, subject to the terms and conditions as noted in Appendix "A";

FURTHER THAT, the conveyance of the City Lane to the Buyer be subject to the terms and conditions of the Sale set out in the Council Report (In Camera) approved by council on April 26, 2022.

REPORT SUMMARY

The purpose of this report is to seek Council Authority to close, stop-up and convey the City Lane to the Buyer in support of the Buyer's proposed assembly of the City Lane and City owned property at 150 West Pender Street (the "City Lands") that the Buyer is also purchasing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

The authority for closing and disposing of streets and lanes is set out in the Vancouver Charter.

On April 26, 2022, Vancouver City Council (In Camera - Administrative Report – RTS 15114) approved the sale of the City Lands at 150 West Pender Street and the City Lane to the Buyer. The sale of the City Lane was to be subject to the further condition that Council approve the stopping-up, closure and conveyance of the City Lane to the Buyer.

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 COMMENTS

The City Manager recommends approval of the forgoing.

REPORT

Background/Context

The City has negotiated to sell the City Lane with adjacent City Lands at 150 West Pender Street to the Buyer. The approximate 20 foot wide by 120 foot long City Lane was originally dedicated as lane through the original subdivision of District Lot 541, and the deposit of Plan 210 in 1894. As there is alternate lane access through to Cambie Street for this block, the City Lane is redundant.

The Director of Real Estate Services has executed a purchase and sale agreement with the Buyer to purchase the City Lane and abutting City Lands as generally shown bold outlined on the sketch attached as Appendix "B".

The closure and sale of the City Lane are conditions of the Sales contract approved by council (In Camera - Administrative Report – RTS 15114) on April 26, 2022.

Strategic Analysis

The closure and conveyance of the City Lane to the Buyer is essential to the development proposal and sale of the City Lands. The General Manager of Engineering Services has determined that, subject to the conditions noted in this report, the City Lane is surplus and available for sale to the Buyer.

Financial Implications

The value of the City Lane has been incorporated in the overall value of the land sale approved by Council on April 26, 2022 (In Camera).

CONCLUSION

It is recommended that the Closure and sale of a portion of lane adjacent to 150 West Pender Street be approved.

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TERMS AND CONDITIONS OF CONVEYANCE

1. The Lane Portion is to be consolidated with Lot D, to form a single parcel, and subdivision of that site to result in the dedication of both the westerly 10 feet of Lot D and the Lane Portion, (a Building Setback / Surface Statutory Right of Way may be considered for the westerly 10 foot requirement), and a corner cut dedication of the north east portion of Lot D as illustrated in Figure 1 (below) for road purposes, to the satisfaction of the GMES and the Director of Legal Services ("DLS"). All plans required to achieve this consolidation, and all documentation and Land Title Office fees will be the purchaser's responsibility;

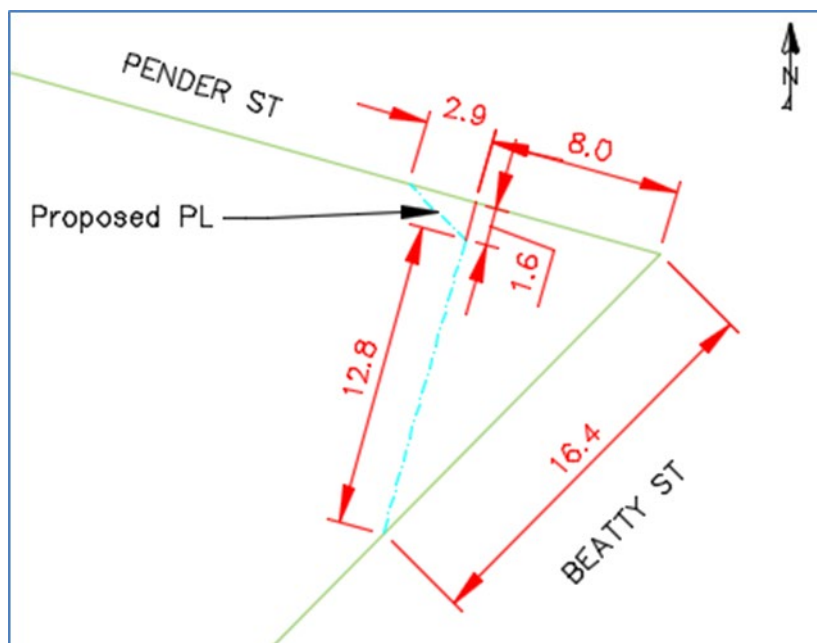


Figure 1 - Dedication requirements at the corner of W Pender Street and Beatty Street

2. Existing 250mm sanitary pipe and existing 375mm storm pipe to be relocated. The flows for the drainage of the property at 250 W Pender St have to be redirected on Cambie Street and then onto West Pender, until the intersection of Beatty St & W Pender Streets. There is currently a 300mm storm on Cambie St, and a 500mm storm on W Pender St to accommodate this flow, however there are no existing sanitary sewers along this route. All arrangements and related work to be to the satisfaction of the GMES. Contact the Sewers Branch (Bob Devlin) 604-673-8101 for further information;
3. City records indicate that there are existing public utilities within the portion of lane to be closed: B.C. Hydro underground ducting and o/h service, Telus underground services, Fortis gas main, and Shaw underground ducts. As such, submission of written consents to the proposed lane closure and confirmation of arrangements to address utility removal, relocation and future servicing from each of the affected utility companies will be required;

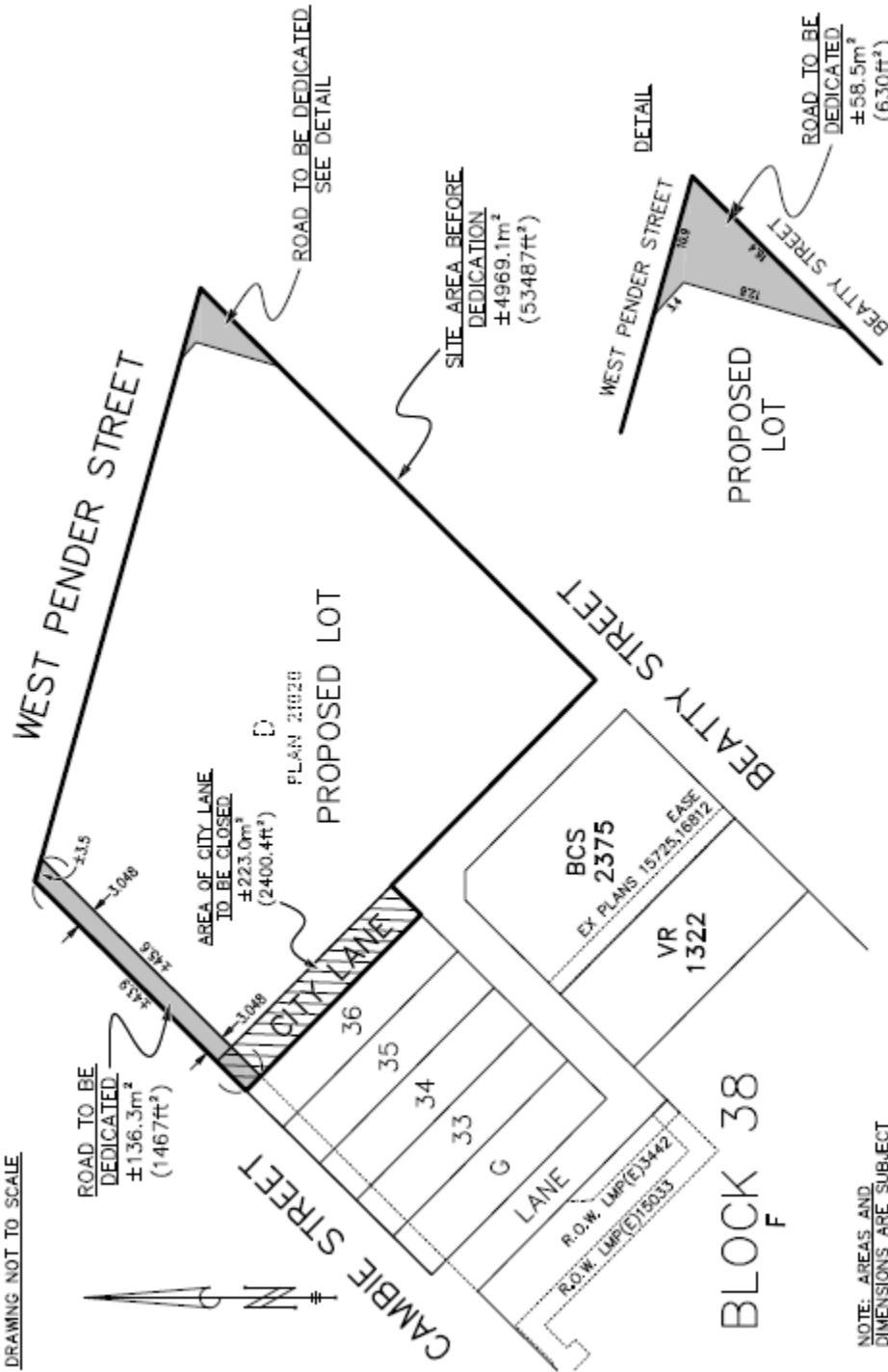
4. Registration of a temporary Statutory Right of Way over the City Lane for public utility purposes, to be discharged upon abandonment and/or relocation of all existing utilities within the City Lane, to the satisfaction of the GMES;
5. Any agreements are to be drawn to the satisfaction of the DLS;
6. The DLS or the Director of Real Estate Services, as applicable, be authorized to execute all plans, transfers and documents as required;
7. 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;
8. Payment of the Road Closure Fee (\$11,660.00, as per the Miscellaneous Fees By-law).

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SKETCH PLAN SHOWING PROPOSED CLOSURE AND SALE OF LANE ADJACENT TO LOT D, BLOCK 38, PLAN 21020, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER DISTRICT.

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



NOTE: AREAS AND DIMENSIONS ARE SUBJECT TO FIELD SURVEY

ENGINEERING SERVICES
NOVEMBER 18, 2022

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

MP WP-P-89

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