



COUNCIL REPORT

Report Date: August 27, 2024
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Meeting Date: October 8, 2024
[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 of a Portion of Road Adjacent 525 Powell Street

Recommendations

THAT Council close and stop-up that approximately 175 square foot (16.2 square metre) portion of road legally described as PID: 015-603-652, The South 7 Feet of Lot 26 Block 42 District Lot 196 Plan 196 (hereinafter, the "Road Portion"), the same as generally shown hatched on the plan attached as Appendix A, subject to the terms and conditions noted in Appendix B.

Purpose and Executive Summary

This report seeks Council authority to stop-up and close the Road Portion for consolidation with the seven adjacent City-owned parcels located at 525 Powell Street (the "Abutting Lands") as legally described in Appendix C. It has been determined that Engineering Services no longer requires the Road Portion for road purposes.

The closure of the Road Portion and consolidation with the Abutting Lands will enable the maximization of the available site area to accommodate a 10-storey, 158-unit social housing and mixed commercial development as contemplated under a current Development Application (DP-2023-00931).

Council Authority/Previous Decisions

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

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

The City's Non-Market Housing Development Group is seeking to stop-up, close, and consolidate the Road Portion with the Abutting Lands to enable the development of a proposed mixed-use social housing development.

The City owned Abutting Lands are located at the north-east corner of Powell Street and Jackson Avenue and are held within the Vancouver Affordable Housing Endowment Fund (VAHEF). The site currently contains a temporary modular housing installation to be replaced by the construction of new permanent social housing units.

The Road Portion currently exists as a City-owned fee simple parcel that was established as road by Resolution of Council in 1941 (DF32801) and is no longer required for road or utility uses. The original acquisition of this 7-foot portion was "allocated for highway purposes" in anticipation of the projected widening of Powell Street to accommodate increased traffic lanes along this east-west arterial street into and out of the downtown core. The City's transportation strategies have evolved over the years and no longer require the use of this additional space for road widening or utility purposes.

The Road Portion will be an important component of the current development application (DP-2023-00931) in progress with the City, allowing for maximization of the site area to accommodate a proposed 10-storey, 158-unit social housing structure with commercial spaces at the ground level. The City will remain the fee simple land owner of the consolidated site, with a long-term (60 year) ground lease being granted to PHS Community Services Society who will construct, operate and maintain the building.

Discussion

Engineering Services has conducted a comprehensive review and has determined that the Road Portion is no longer needed for road purposes and is available to be closed, stopped-up and consolidated with the Abutting Lands, subject to the conditions detailed in Appendix B of this report.

Financial Implications

The Road Portion will be consolidated with the adjacent City-owned Abutting Lands. There are no financial implications.

In accordance with the Miscellaneous Fees By-law, a Road Closure Fee of \$13,340.00 will be paid by the City's Non-Market Housing Development group and recovered from PHS Community Services Society as tenant of the long term (60 year) ground lease of the consolidated development parcel.

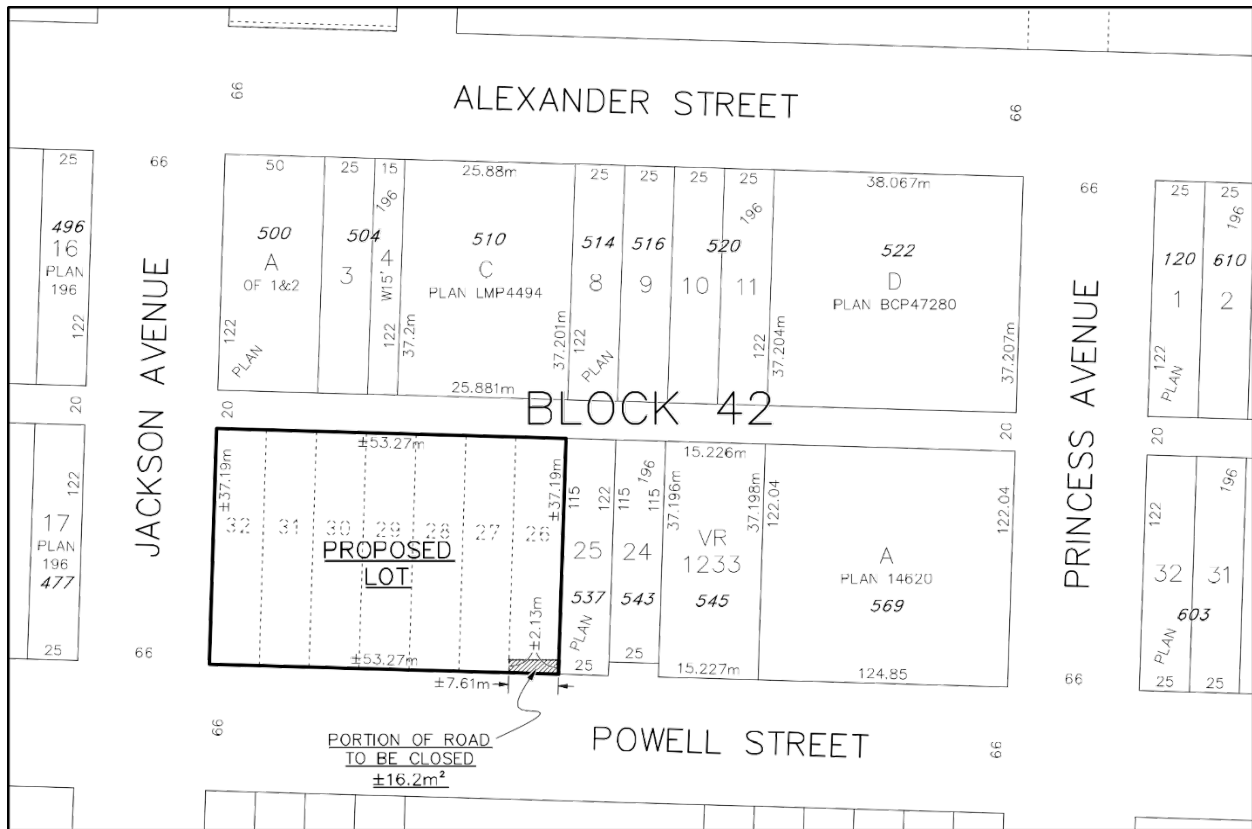
Legal Implications

There are no legal implications associated with this report's recommendations.

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APPENDIX A

Sketch Plan of Road Portion



APPENDIX B**Terms and Conditions of Road Closure**

1. The approximately 16.2 square meter (175 square foot) portion of road to be closed is to be consolidated with the Abutting Lands (as described in Appendix C) to form a single parcel, to the satisfaction of the Director of Legal Services;
2. Non-Market Housing Development is to be responsible for all necessary survey plans, administration costs, and Land Title Office fees, including a Reference Plan to enable the consolidation the Abutting Lands with the Road Portion;
3. Non-Market Housing Development to pay \$13,340.00 for the Road Closure Fee, in accordance with the Miscellaneous Fees By-Law;
4. The Director of Legal Services or the Director of Real Estate Services, as applicable, to execute all plans, transfers, and documents as required;
5. Any agreements are to be drawn to the satisfaction of the Director of Legal Services;
and
6. No legal right or obligation shall be created, and none shall arise hereafter until the documents are executed by the parties hereto.

APPENDIX C**The Abutting Lands**

Address	Parcel Identifier (PID)	Legal Description
525 Powell Street	015-603-911	Lot 26, Except the South 7 Feet Now Road, Block 42, District Lot 196, Plan 196
525 Powell Street	015-603-954	Lot 27, Block 42, District Lot 196, Plan 196
525 Powell Street	007-640-501	Lot 28, Block 42, District Lot 196, Plan 196
525 Powell Street	015-603-962	Lot 29, Block 42, District Lot 196, Plan 196
503 / 525 Powell Street	015-603-971	Lot 30, Block 42, District Lot 196, Plan 196
503 / 525 Powell Street	015-603-997	Lot 31, Block 42, District Lot 196, Plan 196
503 / 525 Powell Street	015-604-021	Lot 32, Block 42, District Lot 196, Plan 196