

## IN-CAMERA COUNCIL MEETING

APRIL 15, 2025

### DECISION RELEASE

#### Extension of 601 Beach Crescent Sale Agreement - For Consideration

- A. THAT Council authorize the Director or Real Estate Services to negotiate and execute an extension agreement (the “**Extension**”) to the Sale Contract dated November 3, 2016, between the City of Vancouver (the “**City**”) and Pinnacle International Land Inc. (the “**Buyer**”) for the property located at 601 Beach Crescent, Vancouver, legally described as PID: 024-636-282, Lot 259, False Creek Group 1, New Westminster District Plan LMP43682 (the “**Subject Property**”), and a corresponding extension of the Option to Purchase granted by the Buyer to the City for an option to purchase the Subject Property from the Buyer, which Option to Purchase (the “**Option to Purchase**”) was registered at the Land Title Office on November 4, 2016, under Registration No. CA5630102 (as Modified by CA9573824, CB315958 and CB746695) and Right of First Refusal CA5630105 (the “**Right of First Refusal**”) on terms deemed necessary and acceptable to the Director of Real Estate Services and the Director of Legal Services, including the following:

Extension Term: Option Back Trigger Date in the Option to Purchase will be extended from November 4, 2024, until May 2, 2028 (the “**Specified Date**”), with corresponding extension to the term of the Right of First Refusal

Extension Payment: \$3 million per annum (up to a total of \$9 million), paid annually commencing on execution of the Extension, and on May 3, 2026, and May 3, 2027, respectively. Failure to make an Extension Payment by the payment date will trigger the City's option to repurchase the Subject Property under the Option to Purchase.

Rezoning Enactment: The Buyer must, by November 3, 2025, approve the submission to Council for considering enactment the existing rezoning by-law, approved in principle at the Public Hearing September 17 & 30, 2020 (the “**Rezoning By-law**”). Failure by the Buyer to approve the submission or if the Rezoning By-law is not approved by Council will trigger the City's option to repurchase the Subject Property under the Option to Purchase.

Adjustment Price: Payment by Pinnacle to the City of \$97,680,548.00 plus applicable taxes (the “**Adjustment Price**”) will be deferred until the Specified Date. Failure to pay the Adjustment Price by the Specified Date will trigger the City’s option to repurchase the Subject Property under the Option to Purchase.

CAC Payment &  
Option to Purchase: The conditions of enactment of the existing Rezoning By-law require a Community Amenity Contribution (the “**CAC**”) payment of \$12.1 million. The City shall pay the CAC from the Base Purchase Price of \$20 million, and upon payment, the City’s purchase price under the Option to Purchase shall be reduced by \$12.1 million, from \$20 million to \$7.9 million.

Interim Extension of  
Option to Purchase: Interim extension of exercise date for existing Option to Purchase for a period of up to three (3) months from May 3, 2025 (the “**Interim Extension**”) to settle and enter into the Extension and extensions of the Option to Purchase and Right of First Refusal with the Buyer. If the Interim Extension is not provided as and when the Director of Real Estate Services and the Director of Legal Services deems necessary to preserve the City’s existing rights under the Option to Purchase or the agreements are not settled and entered into by the end of the Interim Extension period, the City will exercise the option to repurchase the Subject Property under the Option to Purchase.

- B. THAT Council authorize public release of the decision of the Report dated April 9, 2025, entitled “601 Beach Crescent Disposition – Extension”, following successful negotiation and execution by the parties of the proposed Extension.

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