



## COUNCIL REPORT

Report Date: May 15, 2025  
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VanRIMS No.: 08-2000-20  
Meeting Date: June 18, 2025  
[Submit comments to Council](#)

TO: Standing Committee on City Finance and Services

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

SUBJECT: Closure and Sale of a Portion of Lane Adjacent to 2096 West Broadway and 2560 Arbutus Street

### Recommendations

- A. THAT Council close, stop-up and convey to the owner of 2096 West Broadway and 2560 Arbutus Street (the "Abutting Lands") that approximately 139.4 square metre (1500 square foot) portion of adjacent lane as shown within the hatched area on the plan attached as Appendix A (the "Lane Portion"), subject to the terms and conditions noted in Appendix B.
- B. THAT the sale proceeds of \$2,597,000 be credited to the Capital Fund.

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

### Purpose and Executive Summary

This report seeks Council authority to close, stop-up, and convey the Lane Portion to the owner of the Abutting Lands for consolidation with the Abutting Lands in support of a CD-1 Rezoning Application to enable the development of the site as contemplated under Development Application DP-2024-00903.

It has been determined that the Lane Portion is no longer required for municipal purposes.

### Council Authority/Previous Decisions

The authority for closing and disposing of streets and lanes is set out in the *Vancouver Charter*. At Public Hearing on July 25, 2024, Council approved in principle the rezoning of the Abutting

Lands, subject to various By-law enactment conditions as outlined in the [Referral Report](#), including the closure and sale of the Lane Portion.

### **City Manager's Comments**

The City Manager concurs with the foregoing recommendations.

### **Context and Background**

The owner of the Abutting Lands has made an application to purchase the Lane Portion in connection with a rezoning application to permit the development of a 30-storey mixed-use building under the *Broadway Plan* containing 256 market rental units, commercial/retail uses, cultural/recreation spaces and provision for a future transit station connection, all over 4 levels of underground parking.

The majority of the Lane Portion was dedicated on Plan 1949 in 1909 and is no longer needed for municipal purposes. The easterly 2.438 metres (8 feet) of the Lane Portion is owned by the City and was formally established as street (lane) in 2024 under the provisions of the Vancouver Charter.

### **Discussion**

Engineering Services has conducted a comprehensive review and determined 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 B of this report.

Acquisition of the Lane Portion is essential to the creation of a viable development site immediately adjacent to the Arbutus Greenway located within a Transit Oriented Area directly across from the future Arbutus Broadway Subway Station.

An independent third-party appraisal has been conducted on the Lane Portion, and the Director of Real Estate Services confirms that the negotiated sale price of \$2,597,000 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.

### **Financial Implications**

The General Manager of Real Estate, Environment and Facilities Management recommends a purchase price for the Lane Portion of \$2,597,000.

In accordance with the Miscellaneous Fees By-law, a Road Closure Fee of \$13,740 will be charged and collected from the Abutting Lands owner.

## **Legal Implications**

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

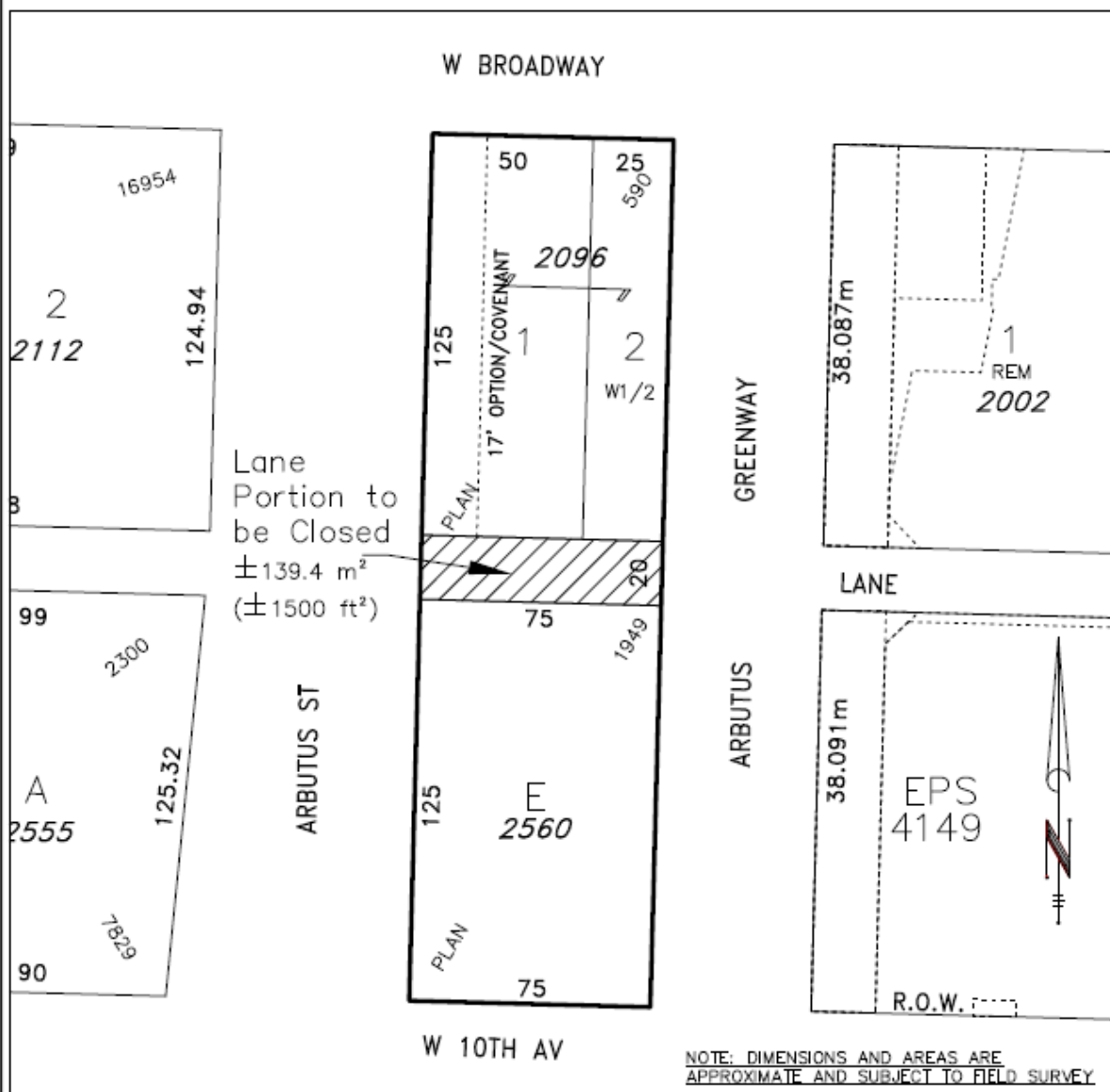
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**APPENDIX A**  
**Sketch of Lane Portion and Development Site**

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SKETCH PLAN SHOWING PROPOSED CLOSURE AND SALE OF A LANE  
PORTION ADJACENT TO LOT E (SEE624688L), PLAN 1949, AND LOT 1  
AND THE WEST HALF OF LOT 2, PLAN 590, ALL OF BLOCK 345,  
DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER DISTRICT.

DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED  
DRAWING NOT TO SCALE



NOTE: DIMENSIONS AND AREAS ARE  
APPROXIMATE AND SUBJECT TO FIELD SURVEY

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

JAS MAP: L-12,13

ENGINEERING SERVICES  
MARCH 17 2025

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## **APPENDIX B TERMS AND CONDITIONS OF ROAD CLOSURE**

1. The approximately 139.4 square metre (1500 square foot) portion of lane to be closed, generally shown within the hatched area on the plan attached in Appendix A is to be consolidated with the Abutting Lands;
  - i. [PID: 014-191-440] Lot E (See 624688L), Block 345, District Lot 526, Plan 1949 (2560 West 10<sup>th</sup> Avenue),
  - ii. [PID: 015-187-829] Lot 1, Block 345, District Lot 526, Plan 590 (2096 West Broadway), and
  - iii. [PID: 015-187-837] The West ½ of Lot 2, Block 345, District Lot 526, Plan 590 (2096 West Broadway).

All to form a single parcel, to the satisfaction of the Director of Legal Services (DLS);

2. Arrangements to be made for the discharge of restrictive Covenant 77976H which specifies that the owner must dedicate the Westerly 17' (5.18m) of Lot 1, Plan 1949;
3. Suitable arrangements must be made for the decommissioning and relocation of the existing 300mm combined sewer and catch basins within the Lane Portion, to the satisfaction of the General Manager of Engineering Services (GMES);
4. Submission of written consent from all affected utilities to the proposed lane closure including BC Hydro and Fortis including confirmation of appropriate arrangements to address any utility removal or relocations as required;
5. Registration of a temporary SRW agreement in favour of the City over the portion of lane to be closed for public utility and access purposes, to be discharged once any utilities impacted by the lane closure have been abandoned, relocated or otherwise protected, to the satisfaction of the GMES and DLS;
6. The Abutting Lands owner to pay \$2,597,000.00 plus applicable taxes for the Lane Portion, in accordance with the recommendation of the Director of Real Estate Services;
7. The Abutting Lands owner to provide payment of the Road Closure Fee in accordance with the Miscellaneous Fees By-law;
8. The Director of Legal Services or the Director of Real Estate Services, as applicable, to execute all plans, transfers and documents as required;
9. Any agreements are to be drawn to the satisfaction of the Director of Legal Services; and
10. 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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