



COUNCIL REPORT

Report Date: January 7, 2026
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VanRIMS No.: 08-2000-20
Meeting Date: January 20, 2026
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Engineering Services in Consultation with the Director of Real Estate Services
SUBJECT: Closure and Sale of a Portion of Road Adjacent to 2235 Charles Street

Recommendations

- A. THAT Council close, stop-up and convey to the owner of 2235 Charles Street (the "Abutting Lands") that approximately 544.5 square foot (50.6 square metre) portion of adjacent road legally described as PID: 014-263-823, The South 16.5 feet of Lot 7 of Block D, Block 135, District Lot 264A, Plan 1839 (the "Road Portion"), the same as shown in bold on the plan attached as Appendix A, subject to the terms and conditions noted in Appendix B.
- B. THAT the sale proceeds of \$250,000 be credited to the Capital Fund.

If Council approves the recommendations as contained in this report, the Formal Resolution to close the Road 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 Road Portion to the owner of the Abutting Lands for consolidation with the Abutting Lands.

It has been determined that the Road 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*.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

The Road Portion currently exists as a City-owned fee simple parcel that was established as road by Resolution of Council in December 1941 (DF33722) and is no longer required for road or utility uses. The original acquisition of this 16.5-foot portion was “allocated for highway purposes” in anticipation of the projected widening of Charles Street to accommodate increased traffic lanes. 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 owner of the Abutting Lands has made an application to purchase the Road Portion for incorporation as part of their front yard. Within this block, one other lot has had the south 16.5 feet established as road. No additional road widenings have been obtained from the remaining properties on this block.

The Road Portion will be consolidated with the Abutting Lands to create a single lot consistent with the established parcel size and configuration within this block.

Discussion

Engineering Services has conducted a comprehensive review and determined that the Road Portion is no longer required for civic purposes and is available for sale to the Abutting Lands owner, subject to the conditions detailed in Appendix B of this report.

City policy is that City-owned lands are sold through a public tender process, however the policy provides for the direct sale of City-owned lands without a public tendering process in certain circumstances, most notably:

1. The sale of a small City-owned site to an adjoining owner, subject to consolidation, as close to fair market value as possible, bearing in mind the advantages to the City of the sale;

The Director of Real Estate Services is of the opinion that the proposed direct sale of the Property is consistent with Council Policy, given that the Property is surplus to municipal purposes, the Buyer’s Property immediately adjoins the Property, and the proposed sale allows the City to realize the market value of the Property while eliminating future maintenance costs.

Real Estate Services supports the sale of this Property to the only adjoining property owner for consolidation.

Financial Implications

The Director of Real Estate Services is of the opinion that the Sales Price of \$250,000 is reflective of market value and recommends Council’s approval of the proposed sale. The sale proceeds are to be credited to the Capital Fund.

The Abutting Lands owner will be responsible for all costs, plans, documents, and Land Title

Office fees required to complete the conveyance.

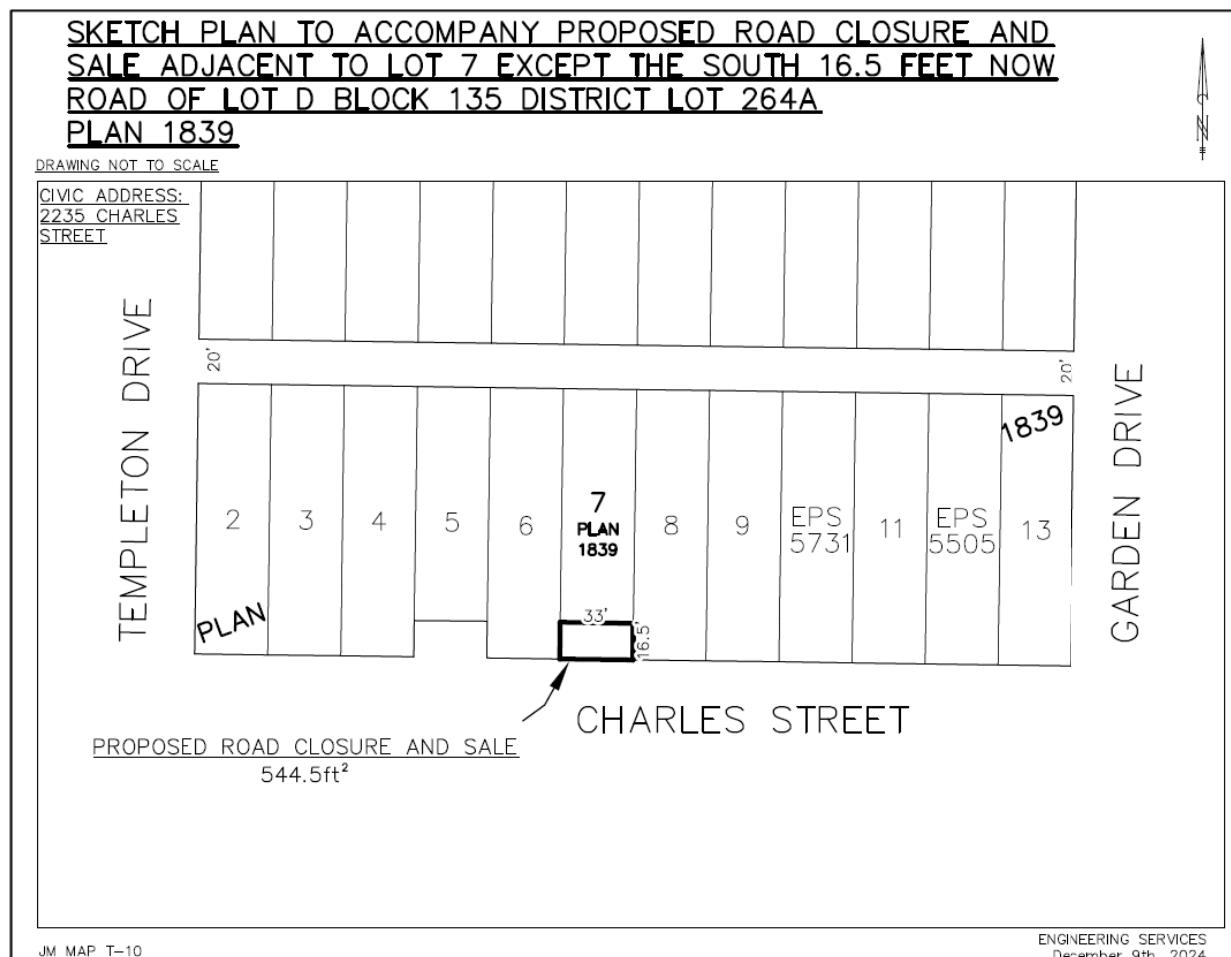
In accordance with the Miscellaneous Fees By-law, a Road Closure Fee of \$13,740. has been charged and collected from the owner of the Abutting Lands.

Legal Implications

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

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APPENDIX A



APPENDIX B
Terms and Conditions of Road Closure and Conveyance

1. The approximately 544.5 square foot (50.6 square metre) Road Portion to be closed is to be consolidated with the Abutting Lands ([PID: 014-263-769] Lot 7 Except the South 16.5 Feet, Now Road, of Lot D, Block 135, District Lot 264A, Plan 1839) to form a single parcel, to the satisfaction of the Director of Legal Services;
2. The owner of the Abutting Lands to pay \$250,000 plus applicable taxes for the Road Portion, in accordance with the recommendation of the Director of Real Estate Services;
3. The owner of the Abutting Lands to provide payment of the Road Closure Fee in accordance with the Miscellaneous Fees By-law;
4. The owner of the Abutting Lands to be responsible for all necessary plans, documents, and Land Title Office fees;
5. Any agreements to be on terms and conditions satisfactory to the Director of Real Estate Services and Director of Legal Services;
6. The Director of Legal Services or the Director of Real Estate Services, as applicable, be authorized to execute all plans, transfers, and documents as required; and
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.