CITY OF VANCOUVER

COUNCIL REPORT

Report Date:	June 23, 2026
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VanRIMS No.:	08-2000-20
Meeting Date:	July 28, 2026

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 and Exchange of Portions of Road Adjacent to 961 West 19th Avenue

Recommendations

A. THAT Council close, and stop-up that approximately 2775 square foot (257.8 square metre) portions of abutting road (the “Road Portions”), the same as generally shown in bold outline and hatched on the plan attached as Appendix B.

B. THAT Council authorize the Director of Real Estate Services to negotiate and execute a land exchange contract with the Lot 1 owner to convey the Road Portions, in exchange for the 4030 square foot (374.4 square metre) portion of Lot 1 (the “Park Lot”), the same as generally shown bold outline and shaded on the plan attached as Appendix B subject to the terms and conditions noted in Appendix A.

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

The purpose of this report is to seek Council Authority to close, stop-up and convey the Road Portions to the owner of Lot 1 in exchange for the Park Lot in support of the Rezoning Application for the site.

Council Authority/Previous Decisions

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

The rezoning of Lot 1 has been approved in principle by Council to allow for the phased rezoning from CD-1 (884) (Comprehensive Development) District By-law No. 14221 to RR-2B (Residential) District, to allow for a six-storey rental building with approximately 90 units and a maximum 2.7 FSR, to R1-1 (Residential) District, to allow for a mix of low-density housing options including up to a four-unit multiplex development on each lot, and to CD-1 (Comprehensive District) to permit Park use.

The Closure and Conveyance of the Road Portions in exchange for the Park Lot is a condition of the rezoning.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

In connection with the rezoning of the Lot 1, the Lot 1 owner has made an application to acquire the 7 foot (2.134m) wide Road Portions in exchange for a parcel at the southeast corner of the site to be designated as Permanent Park.

The Road Portions were established as road on April 24th, 1945, by resolution of council (DF39721) and can be exchanged for the Park Lot.

Discussion

Engineering Services acknowledges that the Road Portions to be closed, are in exchange for a larger portion of Lot 1, for Park purposes, subject to the conditions detailed in Appendix A of this report. It has been determined that the Road Portions are no longer required for Engineering or municipal purposes.

The approximately 257.8 square metre Road Portions are to be exchanged for the approximately 374.4 square metre portion of Lot 1, for Park purposes.

Considering the area of the Road Portions being sold to the Owner of Lot 1 is less than the Park Lot area being acquired by the City in the proposed land exchange, the Director of Real Estate Services is of the opinion that a sales price of $1.00 nominal value for the Road Portions is appropriate.

The City and the owner of Lot 1 will enter into a Land Exchange Contract to complete the aforementioned land exchange, subject to Council approval herein. The Lot 1 owner will be responsible for all costs, plans, document and Land Title Office fees required to complete the conveyance.

Financial Implications

The Director of Real Estate Services is supportive of the proposed land exchange and recommends a nominal $1.00 sales price for the City's Road Portions, in exchange for the Park Lot.

In accordance with the Miscellaneous Fees By-Law, a Road Closure Fee of $14,360.00 will be charged and collected from the Lot 1 owner.

Legal Implications

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

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APPENDIX A

1. The portion of roads to be closed;

    i. [PID: 016-048-172]; The South 7 Feet of Lot 3;

    ii. [PID: 016-048-181]; The South 7 Feet of Lot 4;

    iii. [PID: 016-048-199]; The South 7 Feet of Lot 5;

    iv. [PID: 016-048-202]; The South 7 Feet of Lot 6;

    v. [PID: 016-048-211]; The South 7 Feet of Lot 7;

    vi. [PID: 016-048-229]; The South 7 Feet of Lot 8;

    vii. [PID: 016-048-237]; The South 7 Feet of Lot 9;

    viii. [PID: 016-048-245]; The South 7 Feet of Lot 10;

    ix. [PID: 016-048-253]; The South 7 Feet of Lot 11;

    x. [PID: 016-048-261]; The South 7 Feet of Lot 12;

    xi. [PID: 016-048-270]; The South 7 Feet of Lot 13; and

    xii. [PID: 016-048-288]; The South 7 Feet of Lot 14;

    all of Block 536 District Lot 472 Plan 4121];

    are to be subdivided with that portion of [PID: 032-388-004] Lot 1, Block 536, District Lot 472 Group 1, New Westminster District, Plan EPP129611 (“Lot 1”) remaining after an initial subdivision thereof (the “Remainder Lot 1”), which Remainder Lot 1 is as shown on the sketch plan in Appendix B, to create a consolidated lot and the Park Lot, to the satisfaction of the Director of Legal Services and the General Manager of Engineering Services.

2. All plans required to achieve this subdivision, and all documentation and Land Title Office fees will be the responsibility of the owner of Lot 1;

3. Conveyance of the Park Lot to the City;

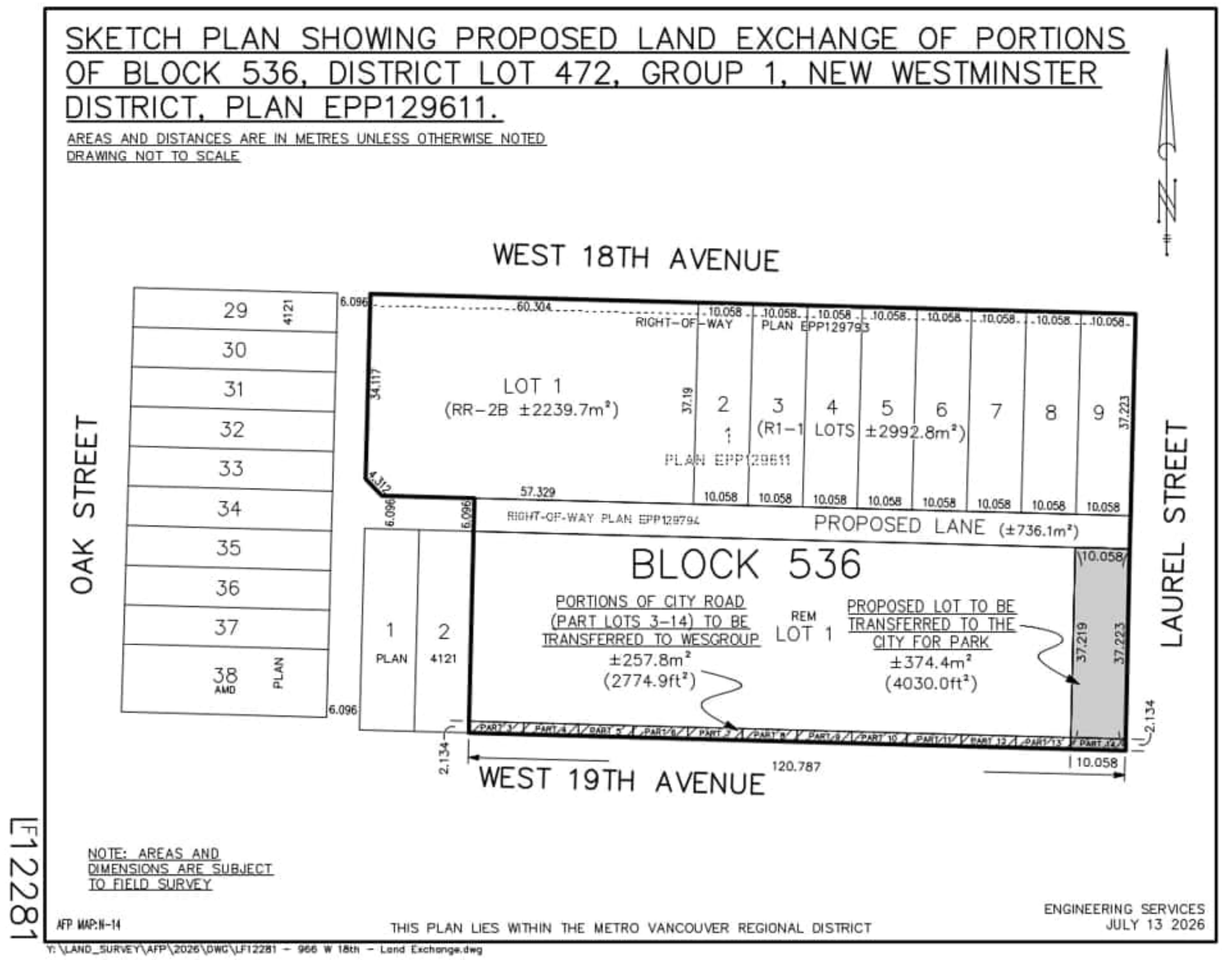
4. The Lot 1 owner to pay a nominal $1.00 for the Road Portions in accordance with the recommendations of the Director of Real Estate Services;

5. Any agreements are to be drawn to the satisfaction of the Director of Legal Services;

6. No legal right or obligation shall be created and none shall arise hereafter until the documents are executed by the parties thereto;

The owner of Lot 1 to pay the Road Closure Fee ($14,360.00, as per the Miscellaneous Fees Bylaw)

APPENDIX B


SKETCH PLAN SHOWING PROPOSED LAND EXCHANGE OF PORTIONS OF BLOCK 536, DISTRICT LOT 472, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP129611.
AREAS AND DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED
DRAWING NOT TO SCALE
LF12281
WEST 18TH AVENUE
WEST 19TH AVENUE
OAK STREET
LAUREL STREET
LOT 1
(RR-2B ±2239.7m²)
RIGHT-OF-WAY PLAN EPP129793
PLAN EPP129611
(R1-1 LOTS ±2992.8m²)
RIGHT-OF-WAY PLAN EPP129794
PROPOSED LANE (±736.1m²)
BLOCK 536
PORTIONS OF CITY ROAD (PART LOTS 3-14) TO BE TRANSFERRED TO WESGROUP
±257.8m²
(2774.9ft²)
REM LOT 1
PROPOSED LOT TO BE TRANSFERRED TO THE CITY FOR PARK
±374.4m²
(4030.0ft²)
PLAN 4121
NOTE: AREAS AND DIMENSIONS ARE SUBJECT TO FIELD SURVEY
AFP MAP:H-14
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT
ENGINEERING SERVICES
JULY 13 2026
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