

ADMINISTRATIVE REPORT

Date: January 31, 2002
Author: M.G Thomson, B.C.L.S.
Local: 7328
Dept. File No. 000 196 / 002 037
RTS No. 02516

TO: Vancouver City Council

FROM: General Manager of Engineering Services in Consultation with the
General Manager - Park Board, the Director of Real Estate Services,
and the Director of Legal Services

SUBJECT: Chess Street Works Yard and Adjacent Park
Land Exchange

RECOMMENDATION

- A. ***THAT Council authorize the Director of Real Estate Services to apply for approval to subdivide City-owned Lot B ("Lot B") and Lot C, except Part in Plan LMP 23786 ("Lot C") both District Lots 196 & 2037, Plan LMP 14138 resulting in an exchange of the 1387.5 square metre portion of Lot B as shown in heavy outline on the plan attached hereto as Appendix "A" for the 1387.5 square metre portion of Lot C shown hatched and the 688 square metre portion of Lot C shown cross-hatched on the plan attached hereto as Appendix "A"; and***
- B. ***THAT the Director of Legal Services be authorized to execute plans and documents as required to complete the exchange.***

COUNCIL POLICY

***There is no Council policy directly applicable to this matter.
On September 28, 1993 Council, In Camera, approved acquisition of Lot B for***

Park and Lot C for a City Works Yard.

PURPOSE

The purpose of this report is to seek Council authority to complete an exchange of City-owned lands, and to authorize the Directors of Real Estate Services and Legal Services to take the actions necessary to complete the exchange.

BACKGROUND

The City acquired ownership of Lot B (the "Park") and Lot C (the Chess Street "Works Yard") in the False Creek Flats on December 29, 1993. Formerly owned by Burlington Northern & Santa Fe Railway Company, the lands were subdivided to create Lot B and Lot C by their then owner, East False Creek Holdings Company Ltd., under Plan LMP 14138 in December 1993.

Lot B is held in the care and custody of the Park Board and is being held for expansion of park facilities in the East False Creek (Strathcona) neighborhood. Preliminary designs for the Park indicate two playing fields, including baseball diamonds, are to be built in the Park.

Lot C is held as a Capital Asset and currently contains along its easterly portion the Fire Training Centre. The westerly portion of Lot C was designated for a new City Works Yard as part of the September 28, 1993 Council approval of acquisition of the lands.

The subdivision plan creating Lot C included a 33 metre (108.27 foot) wide strip of land adjacent to the southerly edge of Lot B, within Lot C. This strip was anticipated to be used as part of the ingress and egress to the Works Yard.

DISCUSSION

During the design process for the Works Yard, it has become apparent that all of the 108.27 foot wide ingress/egress from the west is not required. The General Manager of Engineering Services has determined that current needs indicate a standard 20.117 (66 foot) ingress/egress is all that is needed. Therefore, there is a 12.884 metre (42.27 foot) wide strip of Lot C available to increase the north/south dimension of the Park.

The General Manager of Engineering Services has noted that future development in the False

Creek Flats may see a need to increase the ingress/egress route to 24.384 m (80 feet) in width. As such, the proposal is to convey the entire 42.27 foot wide strip for Park use and to reserve a right-of-way over the southerly 14 feet. The right-of-way area is shown cross-hatched on Appendix "A". The net area ($42.27 - 14 = 28.27$ feet) of gain to the Park would be offset with an exchange of an equivalent portion of Lot B being added to Lot C.

As shown in heavy outline on Appendix "A", this area (approximately 1387.5 square metres) will form part of the new dedicated road system around the Works Yard.

Appendix "B" attached hereto shows the anticipated final parcel configurations for the Park, the Works Yard, and the Fire Training Centre.

Staff at the Park Board have determined that the exchange creates no negative impacts on the programming for the Park. The result is simply to rotate the playing fields 90 degrees. Park Board staff are reporting separately to the Board of Parks and Recreation for required approvals.

The General Manager of Engineering Services notes that the exchange will improve the functionality of the Works Yard. The Director of Real Estate Services notes that the exchange will result in a better overall "use" of City-owned lands in the East False Creek flats.

CONCLUSION

The General Manager of Engineering Services, the General Manager - Park Board, and the Director of Real Estate Services recommend approval of Recommendations "A" and "B" thereby providing the authorities to complete an exchange of lands administered by the Park Board and the General Manager of Engineering Services.

* * * *

General Mgr./Dept. Head:

Date:

This report has been prepared in consultation with the departments listed to the right, and they concur with its contents

Report dated: January 31, 2002

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Concurring Departments

B. Maitland - Director of Real Estate Services,
7420

F. Connell - Director of Legal Services, 7506

S. Mundick - General Manager - Park Board -
604 - 257 - 8448
