

**DISTRICT OF WEST VANCOUVER**  
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

**COUNCIL REPORT**

Date:	November 6, 2024
From:	John Wong, Senior Manager, Facilities & Assets
Subject:	Disposition of 3000 Park Lane and Road Parcel
File:	02-0510-05

**RECOMMENDATION**

THAT Council resolve as follows:

WHEREAS The Corporation of the District of West Vancouver (the “District”) as seller and Hubert-John Marie Van Der Made and Tammy Marlyne Sangha (together, the “Buyers”) as buyers have entered into a contract of purchase and sale (the “Contract”) for real property having a civic address of 3000 Park Lane (the “Property”) and for a portion of allowance adjacent to the west side of the Property (the “Road Parcel”), for the purposes of consolidation;

AND WHEREAS the Contract contains a subject condition, for the mutual benefit of both the Buyers and the District, that Council in its sole discretion must by November 30, 2024:

- (a) adopt a bylaw to
  - (i) close the road comprising of the Road Parcel;
  - (ii) remove the Road Parcel as a dedicated highway; and
- (b) pass a resolution authorizing the disposition and transfer of the Road Parcel to the Buyers;

AND WHEREAS Council has adopted the Road Closure and Removal Dedication Bylaw No. 5342, 2024, closing the Road Parcel to traffic and removing its dedication as highway;

AND WHEREAS notices of disposition with respect to the Property and the Road Parcel have been published in accordance with Sections 26 and 94 of the *Community Charter*;

AND WHEREAS Council has received submissions from members of the public and from the Buyers;

AND WHEREAS maintaining and, where possible, enhancing access to the waterfront are goals of this Council;

AND WHEREAS the Buyers have agreed to grant to the District in perpetuity a Statutory Right of Way (the “SROW) along the eastern boundary of the Property to facilitate public access to the waterfront;

AND WHEREAS the disposition of the Property and the Road Parcel will provide the necessary funds to create a lasting access trail within the SROW area;

NOW THEREFORE Council in open meeting assembled resolves as follows:

1. to dispose of and transfer to the Buyers the Road Parcel and the Property for the aggregate purchase price of \$6,500,000 on the terms and conditions set out in the Contract (as amended), subject to such further amendments as may be approved by the Municipal Solicitor (including amendments to the allocation of the purchase price between the Road Parcel and the Property);
2. that Mayor and Corporate Officer are authorized to execute and deliver all documents and plans required to carry out and complete the disposition and transfer of the Property and the Road Parcel to the Buyers and the consolidation of the Property and the Road Parcel;
3. that Mayor and Corporate Officer are authorized to execute, deliver and register a SROW agreement permitting the construction, installation, maintenance, repair, replacement, inspection, use and operation by the District of a public trail and utility works and infrastructure on the Property, and any other agreements contemplated in the Contract, on terms satisfactory to the Municipal Solicitor; and
4. that the proceeds of the disposition of the Property and the Road Parcel shall be paid into a reserve fund, with the money from the reserve fund used to acquire property that Council considers will provide public access to the same body of water that is of at least equal benefit to the public.

### **1.0 Purpose**

The purpose of this report is to consider the disposition of the Property and Road Parcel to the Buyers.

### **2.0 Legislation/Bylaw/Policy**

Notices of disposition with respect to the Property and Road Parcel were published in accordance with Sections 26 and 94 the of the *Community Charter*.

### **3.0 Council Strategic Objective(s)/Official Community Plan**

The proposed sale can achieve the following objectives in Council's Strategic Plan:

*Objective 6.3: Complete the 1976 Waterfront Acquisition Plan*

Deliverable 6.3.1: Ambleside Waterfront Park fully realized completing a 47+ year endeavour. Additional resources required. (2024-2025+).

As required by this deliverable, a funding source will need to be secured to accommodate the purchase of the final lot. As per Section 41 of the

*Community Charter*, “the proceeds of the disposition are to be paid into a reserve fund, with the money from the reserve fund used to acquire property that the council considers will provide public access to the same body of water that is of at least equal benefit to the public”. In this case, that body of water includes the Burrard Inlet.

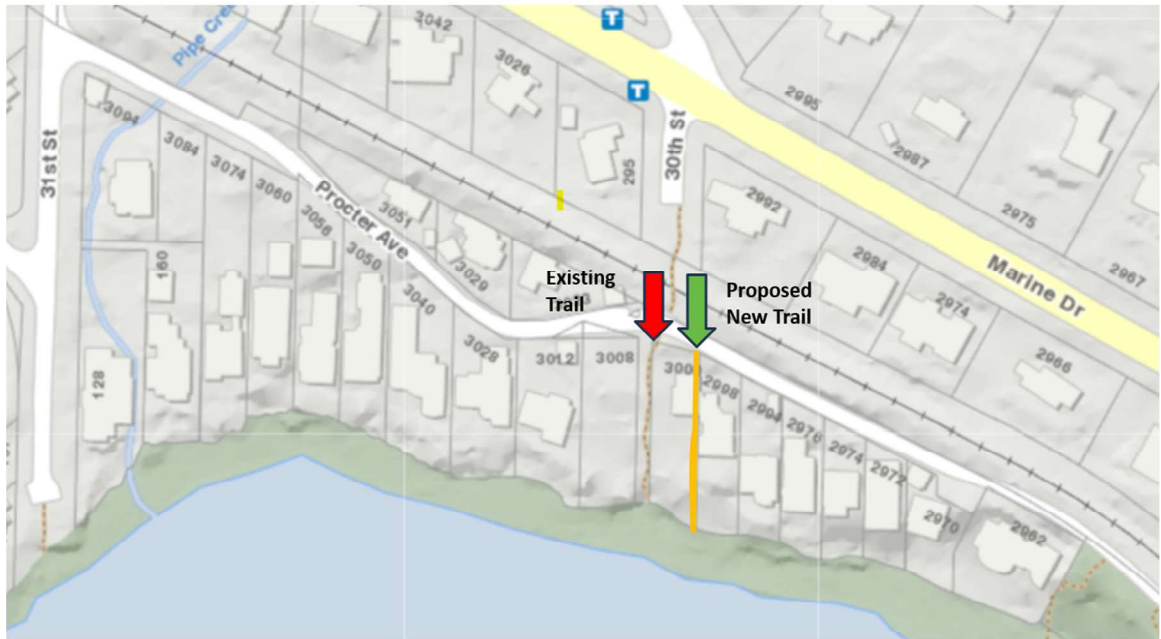
#### **4.0 Financial Implications**

The District is faced with significant financial challenges and many of the costs it is facing are out of the District’s direct control. For example, the taxpayers will be impacted by the cost overruns for the North Shore Waste Water Treatment Plant; commodity prices like fuel and building materials have all risen substantially; and construction costs have increased substantially due the District’s geographical location, shortage of construction trade workers, and supply chain challenges. Additionally, there are levies that impact West Vancouver taxpayers which the District collects but are out of the District’s control, such as Metro Vancouver and TransLink levies, which have risen substantially over the years.

Given that the District has a limited amount of commercial and no industrial property tax base, it is highly reliant upon residential property taxes to fund its operations. Such heavy reliance on property taxes as the dominant driver of revenue is challenging. Therefore, other means of generating revenue that will minimize the impact to taxpayers is vital. The selling of underutilized lands is not simply about generating revenue; the appropriate use of the funds of the sale can accomplish many of the policy objectives that have been approved by this Council and previous Councils without relying on the property tax base.

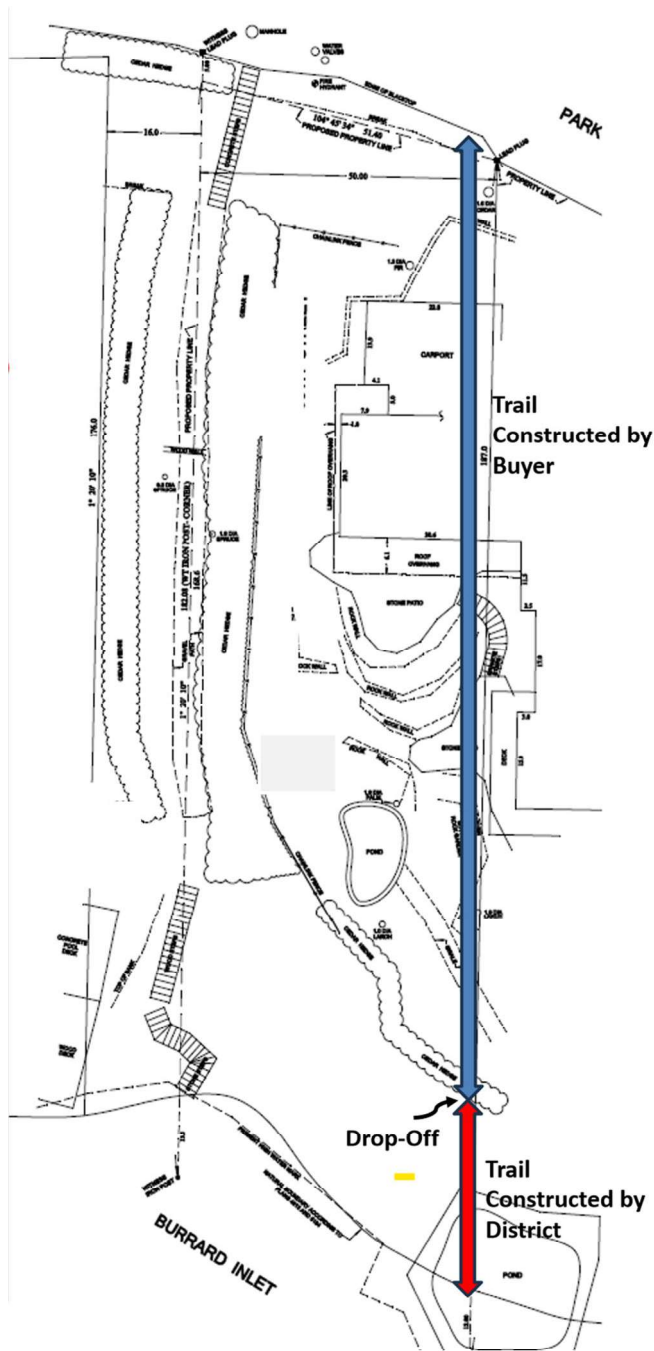
Given that the Property and the Road Parcel are waterfront properties, as required by Section 41 of the *Community Charter*, the proceeds of the disposition must be paid into a reserve fund that must be used to purchase other waterfront property that Council considers will provide public access to the same body of water that is of at least equal benefit to the public. As such, Council can utilize the funds to assist with the acquisition of waterfront property in Ambleside or elsewhere without having to solely rely on property taxes or other funding sources.

The total aggregate consideration to be received by the District from the Buyers for the fee simple interest in both the Property and the Road Parcel is \$6,500,000. The sale of the Property and the Road Parcel is subject to the registration of a statutory right of way along the eastern boundary of the Property for the purpose of a public trail and utilities as shown in Exhibit 1.



**Exhibit 1 – Proposed New Trail**

Due to the economies of design, engineering, and construction integration, the Buyers will design the proposed new trail based on District standards and construct the trail from Park Lane to the drop-off, as indicated in Exhibit 2 below, at no cost to the District. The District will be responsible for the construction of the trail from the drop-off to the foreshore property line. Given the potential unknown geotechnical conditions on the foreshore, the installation could be complex and expensive. However, the District has experience in constructing waterfront access trails, and feels confident that this trail can be completed.



**Exhibit 2 – Trail Construction Responsibility**

Additionally, the Buyers will provide the District a Licence to Occupy to allow the public to use the existing trail until such time it is unsafe to do so due to the construction associated with a future residential development of the site. The Buyers and District will construct their respective portions of the new trail on the east side of the site as soon as reasonably possible and, if it is safe to do so, make best efforts to have the new trail in place prior to the completion of the proposed dwelling.

## 5.0 Background

### 5.1 Previous Decisions

At the October 28, 2024, Regular Council Meeting, the following resolution was passed:

WHEREAS the proposed Agreement of Purchase and Sale (the “Contract”) for that real property having a civic address of 3000 Park Lane (the “Property”) and the road allowance adjacent to the west side of the Property (the “Road Parcel”) contains conditions, for the mutual benefit of both the prospective buyers (the “Buyers”) and the District, that Council in its sole discretion must by November 30, 2024:

- (a) adopt a bylaw to
  - (i) close the road comprising of the Road Parcel;
  - (ii) remove the Road Parcel as a dedicated highway; and
- (b) pass a resolution authorizing the disposition and transfer of the Road Parcel to the Buyers.

AND WHEREAS a notice of disposition with respect to the Property was published in accordance with sections 26(2) and 94 of the *Community Charter*.

AND WHEREAS a notice of the proposed closure and removal of highway dedication of the Road Parcel was published in accordance with sections 40(3) and 94 of the *Community Charter*;

AND WHEREAS Council has received submissions from members of the public and from the Buyers regarding the disposition of the Property and the proposed closure of the Road Parcel;

NOW THEREFORE Council in open meeting assembled resolves as follows:

1. Proposed Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024 (the “Bylaw”) is adopted.
2. District staff are directed to publish all notices of disposition required under Section 26 and 94 of the *Community Charter* with respect to the disposition of the Closed Road,

At the July 22, 2024, Regular Council Meeting, the following resolution was passed:

THAT all written and oral submissions regarding proposed “Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024”, up to and including the Council meeting held on July 22, 2024, be received for information.

THAT proposed “Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024” be read a first, second, and third time.

## 5.2 History

In 2012, following unsuccessful attempts to resolve an encroachment onto a District-owned road allowance, the District commenced legal proceedings to seek removal of the encroachment at the south end of 30th Street at Park Lane (adjacent to 2998 Park Lane). The encroachments included a carport, living room, patio, retaining walls, and fishponds. The trial took place on December 10 and 11, 2012, and judgment was handed down on July 3, 2014. In summary, the judgment found that the encroachments were authorized and granted the homeowner at 2998 Park Lane (the “Homeowner”) an easement with respect to the encroachments without any compensation “for the life of the buildings”.

The District appealed in 2014, and efforts were made to settle the matter before the appeal hearing; however, the Homeowner was not receptive. The Court of Appeal heard the matter on October 28, 2015, and handed down their judgment on February 29, 2016. In summary, the Court of Appeal declared that the structures and improvements constituted unauthorized encroachments on the District’s road allowance; set aside the easement granted by the previous judgement; and provided a framework for the final resolution of this matter.

As part of the court order, the District was required to pass the Road Closure and Removal of Highway Dedication Bylaw No. 4888, 2016 to close a portion of the road on 30th Street south of Park Lane and subsequently created the freehold property as 3000 Park Lane but did not include the portion of road that is proposed to being closed by this Bylaw. By court order, the creation of 3000 Park Lane was required so that it could be offered for sale to the Homeowner to resolve the encroachment issue as described above. When the Homeowner refused to purchase 3000 Park Lane at the price set by the District, the District demanded that the Homeowner remove the encroachments so it could sell the Property on the open market. The Homeowner completed the removal of the encroachments on August 9, 2019, and the District started the process of completing legal surveys, obtaining appraisals, and reviewing service connections in preparation to sell 3000 Park Lane on the open market.

The listing of the Property for sale was approved by the previous Council in 2022. The current Council reaffirmed the listing in 2023 with the intent of providing the required funding for future waterfront land acquisitions such waterfront property in Ambleside to complete Council’s Strategic Plan Objective of completing the 1976 Waterfront Acquisition Plan without solely relying on property taxes.

## 6.0 Analysis

### 6.1 Discussion

In June 2023, the District received an unsolicited offer to purchase the Property which the District rejected as it was for significantly less than the

2022 BC Assessment Value of \$7,380,000. The District needed to ensure that it was fairly offered to the public. This offer was an impetus for the District to actively list the property for sale.

The typical public offering of real estate is through the Multiple Listing Service (the “MLS”) and the District follows this industry standard.

On August 2, 2023, the District commissioned a realtor to list the Property for sale on the MLS. The Property was originally listed at \$7,388,000 (approximately the 2022 BC Assessment Value) with the hope that a buyer would pay a premium for this unique piece of waterfront property. Additionally, at that time, the owner of the neighbouring property was considering selling as well, and therefore, it was hoped that there may be a buyer interested in both lots at 2998 and 3000 Park Lane.

On November 2, 2023, although there were numerous enquiries, there were no formal offers and as such the listing price was reduced to \$6,998,000.

On November 15, 2023, the District received its first formal offer which was significantly lower than the listing price. The District countered, but the prospective buyer did not respond.

Given the lack of interest in the Property, the Listing Agent and the District discussed the challenges of the Property and possible ways to attract potential Buyers. The Property has significant challenges which include the following:

1. The lot is very steep and is an expensive build as opposed to a flat lot.
2. This Property is subject to GST. Corporate-owned land when sold is subject to GST, whereas GST is not applicable to resale homes.
3. The close proximity and the unsightly property at 2998 Park Lane make the Property less attractive.
4. The high cost of construction and interest rates pose a cost risk compared to the certainty of an already built house. Many potential purchasers have opted to buy an existing developed property rather than take the risk of building on this Property.
5. The new zoning for the area has reduced the density allowed on the Property so a bigger house can be purchased on an already developed property with the same land area.

Despite the challenges, the District has been working with the Listing Agent to make the Property more attractive to prospective Buyers. Some of these initiatives included the following:

1. In January 2024, the Listing Agent partnered with Lamoureux Architects Inc. (the “Architect”) to develop new home renderings to show a new luxury home potential, which were used in the marketing



campaign and to provide any Buyers with architectural assistance. In fact, the prospective Buyers studied the lot closely for four months with the Architect and their builder before finally submitting an offer at the end of June of 2024.

2. In March 2024, the site was cleaned up to remove unnecessary debris on site, cut back the overgrowth to open the views, and provide prospective Buyers the ability to walk the site safely. The Listing Agent also commissioned a gardener to maintain the site as required.
3. In March 2024, the possibility of adding the 2,500 square feet (0.06 acres) Road Parcel to the 9,020 square feet (0.21 acres) Property to make a 1/4-acre lot (Road Parcel of 0.06 acres plus the Property of 0.21 acres = total of 0.27 acres) was promoted in the realtor's comments on the Residential Detached MLS#R2846608 (printed copy on April 29, 2024) as shown in Exhibit 3 and Land MLS#R2846580 (printed copy on May 23, 2024) as shown in Exhibit 4 below.




<b>Active</b>		<b>3000 PARK LANE</b>		<b>\$6,998,000 (LP)</b>	
<b>R2846608</b>		West Vancouver		(SP)	
Board: V, Detached House/Single Family					
		Days on Market: <b>86</b>		List Date: <b>2/3/2024</b> Expiry Date: <b>7/2/2024</b>	
		Previous Price: <b>\$0</b>		Original Price: <b>\$6,998,000</b> Sold Date:	
		Meas. Type: <b>Feet</b>		If new, GST/HST inc?:	
		Frontage (feet): <b>52.43</b>		Bedrooms: <b>4</b> Age: <b>0</b>	
		Frontage (metres): <b>15.98</b>		Bathrooms: <b>5</b> Zoning: <b>RS4</b>	
		Depth / Size: <b>187 IRR</b>		Full Baths: <b>5</b> Gross Taxes: <b>\$0.00</b>	
		Lot Area (sq.ft.): <b>9,020.00</b>		Half Baths: <b>0</b> For Tax Year: <b>2023</b>	
		Lot Area (acres): <b>0.21</b>		Rear Yard Exp: <b>South</b> Tax Inc. Utilities?:	
		Flood Plain: <b>No</b>		P.I.D.: <b>030-375-000</b> Tour: <b>Virtual Tour URL</b>	
		View: <b>Yes : 180 Degree OCEAN VIEW</b>			
Complex/Subdiv:					
First Nation Reserve:					
Services Connected: <b>Water</b>					
Sewer Type: <b>City/Municipal</b> Water Supply: <b>City/Municipal</b>					
Style of Home: <b>2 Storey w/Bsmt.</b>		Total Parking: <b>Covered Parking:</b>		Parking Access: <b>Front</b>	
Construction: <b>Other</b>		Parking: <b>Add. Parking Avail., Open</b>			
Exterior: <b>Other</b>		Driveaway Finish:			
Foundation: <b>None</b>		Dist. to Public Transit: <b>close by</b>		Dist. to School Bus: <b>close by</b>	
		Title to Land: <b>Freehold NonStrata</b>		Land Lease Expiry Year:	
Renovations:		Reno. Year:		Seller's Interest: <b>Registered Owner</b>	
# of Fireplaces: <b>R.I. Fireplaces:</b>		Rain Screen:		Property Disc.: <b>Yes:</b>	
Fireplace Fuel:		Metered Water:		Fixtures Leased: <b>No :</b>	
Fuel/Heating: <b>Other</b>		R.I. Plumbing:		Fixtures Rmvd: <b>No :</b>	
Outdoor Area: <b>Fenced Yard, Patio(s)</b>				Floor Finish:	
Type of Roof: <b>Other</b>				Floor Finish:	
Legal: <b>PLAN EPP60531, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT, THAT PT PID 030-375-207</b>					
Municipal Charges					
Amenities: <b>None</b>					
Site Influences: <b>Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property</b>					
Features:					
Finished Floor (Main): <b>1,300</b>		Floor Type		Dimensions	
Finished Floor (Above): <b>1,000</b>		Main		Living Room	
Finished Floor (AbvMain2): <b>0</b>		Main		Dining Room	
Finished Floor (Below): <b>0</b>		Main		Kitchen	
Finished Floor (Basement): <b>1,400</b>		Main		Office	
Finished Floor (Total): <b>3,700 sq. ft.</b>		Main		Foyer	
Unfinished Floor: <b>0</b>		Above		Primary Bedroom	
Grand Total: <b>3,700 sq. ft.</b>		Above		Bedroom	
Flr Area (Det'd 2nd Res): <b>800 sq. ft.</b>		Below		Living Room	
		Below		Bedroom	
		Below		Bedroom	
		Below		Utility	
		Below		Gym	
Suite: <b>Unfinished</b>					
Basement: <b>Unfinished</b>					
Crawl/Bsmt. Ht: <b># of Levels: 3</b>		Manuf Type:		Registered in MHR?:	
# of Kitchens: <b>1</b> # of Rooms: <b>12</b>		MHR#:		CSA/BCE:	
		ByLaw Restrictions:		PAD Rental: Maint. Fee:	
List Broker 1: <b>Royal LePage Sussex - Office: 604-925-2911</b>		List Broker 3:			
List Desig Agt 1: <b>Holly Calderwood PREC* - Phone: 604-561-9699</b>		hwoodvancouverrealtor@gmail.com			
List Broker 2:				Appointments: <b>Phone L.R. First</b>	
List Desig Agt 2:		3:		Call: <b>Holly</b>	
Buyer's Broker 1:				Phone: <b>604-561-9699</b>	
Buyer's Agent 1:		2:			
Owner: <b>The Corporation of the District of West Vancouver</b>		3:			
Commission: <b>3.2% ON THE FIRST 100,000 AND 1.15% ON THE BALANCE</b>				Occupancy: <b>Vacant</b>	
Realtor Remarks: <b>Measurements Approximate - Buyer to Verify All Allow time for District Acceptance, 1 week preferred. Please call to walk property Proceeds from this RARE City Owned Land will help fund the new Ambleside Waterfront Concept Plan. LAND MLS R2846580 PID 030-375-207 NO FOREIGN BUYER BAN for Land, Potential for a 1/4 acre Lot. Housing Supply Act in effect June 2024 Open House Sat/Sun 2-4 pm</b>					
<b>ALTAMONT WATERFRONT LAND for sale. BUILD your DREAM HOME on this 9020 sqft HIGH BANK WATERFRONT TROPHY LOT with the most BEAUTIFUL 180 Degree unobstructed South Facing Ocean Views from UBC to the Gulf Islands. Located along Altamont's most sought after Golden Mile with Gorgeous Sunrise &amp; Sunset Views. Modern Luxury Home Renderings created by Local ARCHITECT BRAD LAMOUREUX whose designs have achieved Record Breaking Sales in West Vancouver. 60 ft of Water Frontage &amp; Calming Pristine Natural Shorelines, Lush Trees &amp; Fresh West Coast Air-Swimming, Boating, Fishing, Kayaking is your new waterfront playground. Dunderave, Seawall Restaurants &amp; IB Schools close by. Services available nearby, water at the lot line &amp; RS4 Zoned NO FOREIGN BUYER BAN FOR LAND. GST Applicable. Best Waterfront Land</b>					
RED Full Realtor 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* Indicates Personal Real Estate Corporation. 04/29/2024 11:23 AM					



Exhibit 3 – Residential Detached MLS#R2846608



**Presented by:**  
**Holly Calderwood PREC\***  
 Royal LePage Sussex  
 Phone: 604-561-9699  
<http://www.vancouverhomesbyhollywood.com>  
[hwoodvancouverrealtor@gmail.com](mailto:hwoodvancouverrealtor@gmail.com)



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<b>Active</b> <b>R2846580</b> Board: V Other	<b>3000 PARK LANE</b> West Vancouver Altamont V7V 1E9	Land <b>\$6,998,000 (LP)</b> (SP) 																																				
	<table border="0" style="width: 100%;"> <tr> <td>Sold Date:</td> <td>Original Price: <b>\$6,998,000</b></td> </tr> <tr> <td>Frontage (feet): <b>52.43</b></td> <td>Subdiv/Complex:</td> </tr> <tr> <td>Meas. Type: <b>Feet</b></td> <td>P.I.D.: <b>030-375-207</b></td> </tr> <tr> <td>Frontage (metres): <b>15.98</b></td> <td>Taxes: <b>\$0.00</b></td> </tr> <tr> <td>Depth: <b>187</b></td> <td>For Tax Year: <b>2023</b></td> </tr> <tr> <td>Price/SqFt:</td> <td>Zoning: <b>RS4 SF</b></td> </tr> <tr> <td>Sub-Type:</td> <td>Rezoneable? <b>Not Known</b></td> </tr> <tr> <td>Flood Plain: <b>No</b></td> <td></td> </tr> <tr> <td>Exposure: <b>South</b></td> <td></td> </tr> <tr> <td>Permitted Use: <b>House/Single Family</b></td> <td></td> </tr> <tr> <td>Title to Land: <b>Freehold NonStrata</b></td> <td></td> </tr> <tr> <td>Tour: <b>Virtual Tour URL</b></td> <td></td> </tr> <tr> <td>View - Specify: <b>180 Degree Ocean</b></td> <td></td> </tr> </table>	Sold Date:	Original Price: <b>\$6,998,000</b>	Frontage (feet): <b>52.43</b>	Subdiv/Complex:	Meas. Type: <b>Feet</b>	P.I.D.: <b>030-375-207</b>	Frontage (metres): <b>15.98</b>	Taxes: <b>\$0.00</b>	Depth: <b>187</b>	For Tax Year: <b>2023</b>	Price/SqFt:	Zoning: <b>RS4 SF</b>	Sub-Type:	Rezoneable? <b>Not Known</b>	Flood Plain: <b>No</b>		Exposure: <b>South</b>		Permitted Use: <b>House/Single Family</b>		Title to Land: <b>Freehold NonStrata</b>		Tour: <b>Virtual Tour URL</b>		View - Specify: <b>180 Degree Ocean</b>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td style="text-align: right;"><b>0.21</b></td> </tr> <tr> <td>Hect:</td> <td style="text-align: right;"><b>0.08</b></td> </tr> <tr> <td>SqFt:</td> <td style="text-align: right;"><b>9,020.00</b></td> </tr> <tr> <td>SqM:</td> <td style="text-align: right;"><b>837.99</b></td> </tr> </tbody> </table>	Lot Area		Acres:	<b>0.21</b>	Hect:	<b>0.08</b>	SqFt:	<b>9,020.00</b>	SqM:	<b>837.99</b>
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<table border="0" style="width: 100%;"> <tr> <td>Sanitary Sewer: <b>Nearby</b></td> <td>Property Access: <b>Lane Access</b></td> </tr> <tr> <td>Storm Sewer: <b>Nearby</b></td> <td>Parking Access: <b>Front, Lane</b></td> </tr> <tr> <td>Water Supply: <b>City/Municipal</b></td> <td>Fencing: <b>Other</b></td> </tr> <tr> <td>Electricity: <b>Nearby</b></td> <td>Property in ALR/FLR: <b>No</b></td> </tr> <tr> <td>Natural Gas: <b>Nearby</b></td> <td>Information Pkg: <b>Yes</b></td> </tr> <tr> <td>Telephone Service: <b>Available Nearby</b></td> <td>Sign on Property: <b>Y</b></td> </tr> <tr> <td>Cable Services: <b>Available Nearby</b></td> <td>Sketch Attached: <b>No</b></td> </tr> <tr> <td>Prospectus: <b>Not Required</b></td> <td>Property Disclosure: <b>Yes</b></td> </tr> <tr> <td>Develop Permit?: <b>No</b></td> <td>Trees Logged in last 2yr?: <b>No</b></td> </tr> <tr> <td>Bldg Permit Apprv: <b>No</b></td> <td>First Nation Reserve:</td> </tr> <tr> <td>Building Plans: <b>Not Available</b></td> <td></td> </tr> <tr> <td>Perc Test Avail:</td> <td></td> </tr> <tr> <td>Perc Test Date:</td> <td></td> </tr> </table>	Sanitary Sewer: <b>Nearby</b>	Property Access: <b>Lane Access</b>	Storm Sewer: <b>Nearby</b>	Parking Access: <b>Front, Lane</b>	Water Supply: <b>City/Municipal</b>	Fencing: <b>Other</b>	Electricity: <b>Nearby</b>	Property in ALR/FLR: <b>No</b>	Natural Gas: <b>Nearby</b>	Information Pkg: <b>Yes</b>	Telephone Service: <b>Available Nearby</b>	Sign on Property: <b>Y</b>	Cable Services: <b>Available Nearby</b>	Sketch Attached: <b>No</b>	Prospectus: <b>Not Required</b>	Property Disclosure: <b>Yes</b>	Develop Permit?: <b>No</b>	Trees Logged in last 2yr?: <b>No</b>	Bldg Permit Apprv: <b>No</b>	First Nation Reserve:	Building Plans: <b>Not Available</b>		Perc Test Avail:		Perc Test Date:		<p><b>Legal:</b> PLAN EPP60531, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT, THAT PT</p> <p><b>Site Influences:</b> Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property</p> <p><b>Restrictions:</b> Other</p> <p>Listing Broker 1: <b>Royal LePage Sussex</b>        Listing Broker 2:        Listing Broker 3:</p> <p><b>ALTAMONT WATERFRONT LAND FOR SALE. BUILD your DREAM HOME on a 1/4 acre HIGH BANK WATERFRONT LOT. Experience the most BEAUTIFUL 180 Degree unobstructed South Facing Ocean Views from UBC to the Gulf Islands. Located along Altamont's most sought after Golden Mile with Gorgeous Sunrise &amp; Sunset Views. Modern Luxury Home Renderings created by Local ARCHITECT BRAD LAMOUREUX whose designs have achieved Record Breaking Sales in West Vancouver. 60 ft of Water Frontage &amp; Organic Calming Pristine Natural Shorelines Lush Trees &amp; Fresh West Coast Air. Swimming, Boating, Fishing, Kayaking is your new waterfront playground. Dunderave, Seawall Restaurants &amp; IB Schools close by. Services available nearby, water at the lot line &amp; RS4 Zoned NO FOREIGN BUYER BAN FOR LAND. GST Applicable. Best Waterfront Land</b></p> <p><small>LND Full Public 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack &amp; District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'. 05/23/2024 07:54 PM</small></p>											
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Perc Test Avail:																																						
Perc Test Date:																																						

**Exhibit 4 – Land MLS#R2846580**

Offers for the Property alone or with the added Road Parcel were being entertained. However, given that the Road Parcel at the time had not been closed as a road, the Listing Agent advised all potential buyers that if the offer included the Road Parcel, it would be subject to the road closure process and approvals from Council.

Additionally, the Listing Agent has affirmed that the new marketing brochures started to promote the possibility of the extra 2,500 square feet of land, which is shown in Exhibits 5 and 6 below. The brochures were first developed in February 2024 and reprinted in April and May 2024. The

brochure specifically highlighted the separate land parcels. As shown in Exhibit 6, the 2,500 square feet Road Parcel is outlined in white, and 3000 Park Lane is outlined in red.

## ALTAMONT'S LAST REMAINING CROWN JEWEL LOT

### 3000 PARK LANE, WEST VANCOUVER, BC ALTAMONT V7V 1E9

ALTAMONT WATERFRONT LAND for sale. BUILD your DREAM HOME on this 9020 sqft HIGH BANK WATERFRONT TROPHY LOT. Experience the most BEAUTIFUL 180 degree UNOBSTRUCTED SOUTH facing Ocean Views from UBC to the Gulf Islands. Located along Altamont's most sought after Golden Mile in the heart of West Vancouver. Brand New Luxury Home Renderings created by TOP Local ARCHITECT BRAD LAMOUREUX whose designs have achieved Record Breaking Sales in West Vancouver's most Iconic Waterfront locations! 60 ft of Water Frontage surrounded by Organic Calming Pristine Natural Shorelines, Lush Trees, Nature & Fresh West Coast Air. Swim, Fish, Kayak on your own waterfront. Dundarave Village, Seawall, Shops, Restaurants, Cafes a short stroll away, TOP IB Schools, Private Schools, Ski Hills 10 min drive. Ferries & Downtown Vancouver 20 min drive. Services available nearby, water at the lot line & RS4 Zoned for a COACH HOUSE Secondary Dwelling. NO FOREIGN BUYER BAN. GST Applicable. **Potential for another 2500 sqft of land** - call for details. Best Waterfront Land on Market!

---

Sold Date:	Price: <b>\$6,998,000.00</b>	Sanitary Sewer:	<b>Nearby</b>	Property Access:	<b>Lane Access</b>					
Frontage (feet): <b>52.43</b>	Subdiv/Complex:	Storm Sewer:	<b>Nearby</b>	Parking Access:	<b>Front, Lane</b>					
Meas. Type: <b>Feet</b>	P.I.D.: <b>030-375-207</b>	Water Supply:	<b>City/Municipal</b>	Fencing:						
Frontage (metres): <b>15.98</b>	Taxes: <b>\$0.00</b>	Electricity:	<b>Nearby</b>	Property in ALR/FLR:	<b>No</b>					
Depth: <b>187</b>	For Tax Year: <b>2023</b>	Natural Gas:	<b>Nearby</b>	Information Pkg:	<b>Yes</b>					
Price/SqFt:	Zoning: <b>RS4 SF</b>	Telephone Service:	<b>Available Nearby</b>	Sign on Property:	<b>Y</b>					
Sub-Type:	Rezoneable?: <b>Not Known</b>	Cable Service:	<b>Available Nearby</b>	Sketch Attached:	<b>No</b>					
Flood Plain:		Prospectus:	<b>Not Required</b>	Property Disclosure:	<b>Yes</b>					
Exposure: <b>South</b>	<table border="1"> <tr><td>Lot Area</td></tr> <tr><td>Acres: <b>0.21</b></td></tr> <tr><td>Hect: <b>0.09</b></td></tr> <tr><td>SqFt: <b>9020</b></td></tr> <tr><td>SqM: <b>837.99</b></td></tr> </table>	Lot Area	Acres: <b>0.21</b>	Hect: <b>0.09</b>	SqFt: <b>9020</b>	SqM: <b>837.99</b>	Develop Permit?:	<b>No</b>	Trees Logged in last 2yr?:	<b>No</b>
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Permitted Use: <b>House/Single Family</b>		Bldg Permit Apprv:	<b>No</b>	First Nation Reserve:						
Title to Land: <b>Freehold NonStrata</b>		Building Plans:	<b>Not Available</b>							
Tour: <b>Virtual Tour URL</b>		Perc Test Avail:								
<a href="https://www.youtube.com/watch?v=_9xMSILFp14">https://www.youtube.com/watch?v=_9xMSILFp14</a>		Perc Test Date:								

View - Specify **SPECTACULAR 180 Degree**


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Legal: **PLAN EPP60531, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT, THAT PT**

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property Other**

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**Holly Calderwood** PREC

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 vancouverhomesbyhollywood.com  
 coalharbourcondos.info














Exhibit 5 – Marketing Brochure – Property Description



**Exhibit 6 – Marketing Brochure – Aerial of Land Available for Sale**

The full brochure can be referenced in **Appendix A**. Throughout the listing period from February to June 2024, the Listing Agent has affirmed that she distributed the brochures to top Realtors in the area, builders, and high-net-worth clients located in Point Grey, Shaughnessy, and West Vancouver.

The information on the potential of the additional 2,500 square feet was also promoted in the Listing Agent’s open houses which were scheduled for every weekend Saturday and Sunday from 2 to 4 p.m. in February to June 2024. It was also advertised on her YouTube Channel, Realtor.ca and promoted it to her client e-mailing list.

On March 4, 2024, the District received its first offer for both the Property and the Road Parcel, but the offer was rejected as the offer was significantly lower than the listing price and it contained subjects that were not acceptable to the District.

On June 27, 2024, the District received its current offer from the Buyers for both the Property and the Road Parcel. This was the first reasonable offer that was received for the Property, with or without the Road Parcel.

## 6.2 Climate Change & Sustainability

Optimizing the disposition of municipal lands can achieve objectives in all three pillars of sustainability (i.e. fiscal, social and environmental). Underutilized lands can be employed to achieve triple bottom line sustainability, while implementing the important community policy objectives.

The sale of the Property and the Road Parcel will generate revenue in the form of the sale price and future property taxes for the District. The sale revenue and property taxes will contribute to the District's financial sustainability. Council can utilize the funds to acquire the last remaining house in Ambleside, to provide enhanced waterfront access, or to acquire other water access, without having to rely on property taxes or other funding sources.

Social sustainability of providing access to the waterfront is maintained, as the current proposal will ensure that the SROW is available for a relocated trail to the waterfront on the Property that the public can continue to enjoy in perpetuity.

From an environmental perspective, the future acquisition of other waterfront properties to convert to green space will provide greater access to the waterfront and the ability to implement the required adaptations to sea level rise in the Ambleside area.

### 6.3 Public Engagement and Outreach

In accordance with Sections 26 and 94 of the *Community Charter* the notice of disposition with respect to the Property and Road Parcel was published in two editions of the North Shore News. The notice of disposition was also posted on the public notice posting place at Municipal Hall.

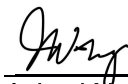
### 6.4 Other Communication, Consultation, and Research

The District's Planning & Development Services, Engineering & Transportation Services, Parks, Culture & Community Services, and Financial Services divisions have been consulted on the subject matter of this report.

## 7.0 Conclusion

The sale will provide funds that can be used to assist with the potential future purchase of waterfront property to complete Council's Strategic Plan Objective of completing the 1976 Waterfront Acquisition Plan or other waterfront acquisitions without solely relying on property taxes. Additionally, the amended offer will provide the District with the SROW to accommodate public access to the waterfront in perpetuity.

Author:



---

John Wong, Senior Manager, Facilities & Assets

### Appendices

Appendix A: Marketing Brochure

**3000 PARK LANE  
WEST VANCOUVER, BC**



**High Bank Waterfront  
Altamont Land For Sale**





# ALTAMONT'S LAST REMAINING CROWN JEWEL LOT

3000 PARK LANE, WEST VANCOUVER, BC ALTAMONT V7V 1E9

ALTAMONT WATERFRONT LAND for sale. BUILD your DREAM HOME on this 9020 sqft HIGH BANK WATERFRONT TROPHY LOT. Experience the most BEAUTIFUL 180 degree UNOBSTRUCTED SOUTH facing Ocean Views from UBC to the Gulf Islands. Located along Altamont's most sought after Golden Mile in the heart of West Vancouver. Brand New Luxury Home Renderings created by TOP Local ARCHITECT BRAD LAMOUREUX whose designs have achieved Record Breaking Sales in West Vancouver's most Iconic Waterfront Locations! 60 ft of Water Frontage surrounded by Organic Calming Pristine Natural Shorelines, Lush Trees, Nature & Fresh West Coast Air. Swim, Fish, Kayak on your own waterfront. Dundarave Village, Seawall, Shops, Restaurants, Cafes a short stroll away, TOP IB Schools, Private Schools, Ski Hills 10 min drive. Ferries & Downtown Vancouver 20 min drive. Services available nearby, water at the lot line & RS4 Zoned for a COACH HOUSE Secondary Dwelling. NO FOREIGN BUYER BAN. GST Applicable. Potential for another 2500 sqft of land - call for details. Best Waterfront Land on Market!

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Meas. Type:	<b>Feet</b>	P.I.D.:	Water Supply:	<b>City/Municipal</b>	Fencing:	
Frontage (metres):	<b>15.98</b>	Taxes:	Electricity:	<b>Nearby</b>	Property in ALR/FLR:	<b>No</b>
Depth:	<b>187</b>	For Tax Year:	Natural Gas:	<b>Nearby</b>	Information Pkg:	<b>Yes</b>
Price/SqFt:		Zoning:	Telephone Service:	<b>Available Nearby</b>	Sign on Property:	<b>Y</b>
Sub-Type:		Rezoneable?	Cable Service:	<b>Available Nearby</b>	Sketch Attached:	<b>No</b>
Flood Plain:	<b>No</b>		Prospectus:	<b>Not Required</b>	Property Disclosure:	<b>Yes</b>
Exposure:	<b>South</b>		Develop Permit?:	<b>No</b>	Trees Logged in last 2yr?:	<b>No</b>
Permitted Use:	<b>House/Single Family</b>		Bldg Permit Appr.:	<b>No</b>	First Nation Reserve:	
Title to Land:	<b>Freehold NonStrata</b>		Building Plans:	<b>Not Available</b>		
Tour:	<b>Virtual Tour URL</b>		Perc Test Avail:			
	<a href="https://www.youtube.com/watch?v=_9xMSILFp14">https://www.youtube.com/watch?v=_9xMSILFp14</a>		Perc Test Date:			

Lot Area

Acres: **0.21**

Hect: **0.09**

SqFt: **9020**

SqM: **837.99**

View - Specify **SPECTACULAR 180 Degree**

Legal: **PLAN EPP60531, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT, THAT PT**

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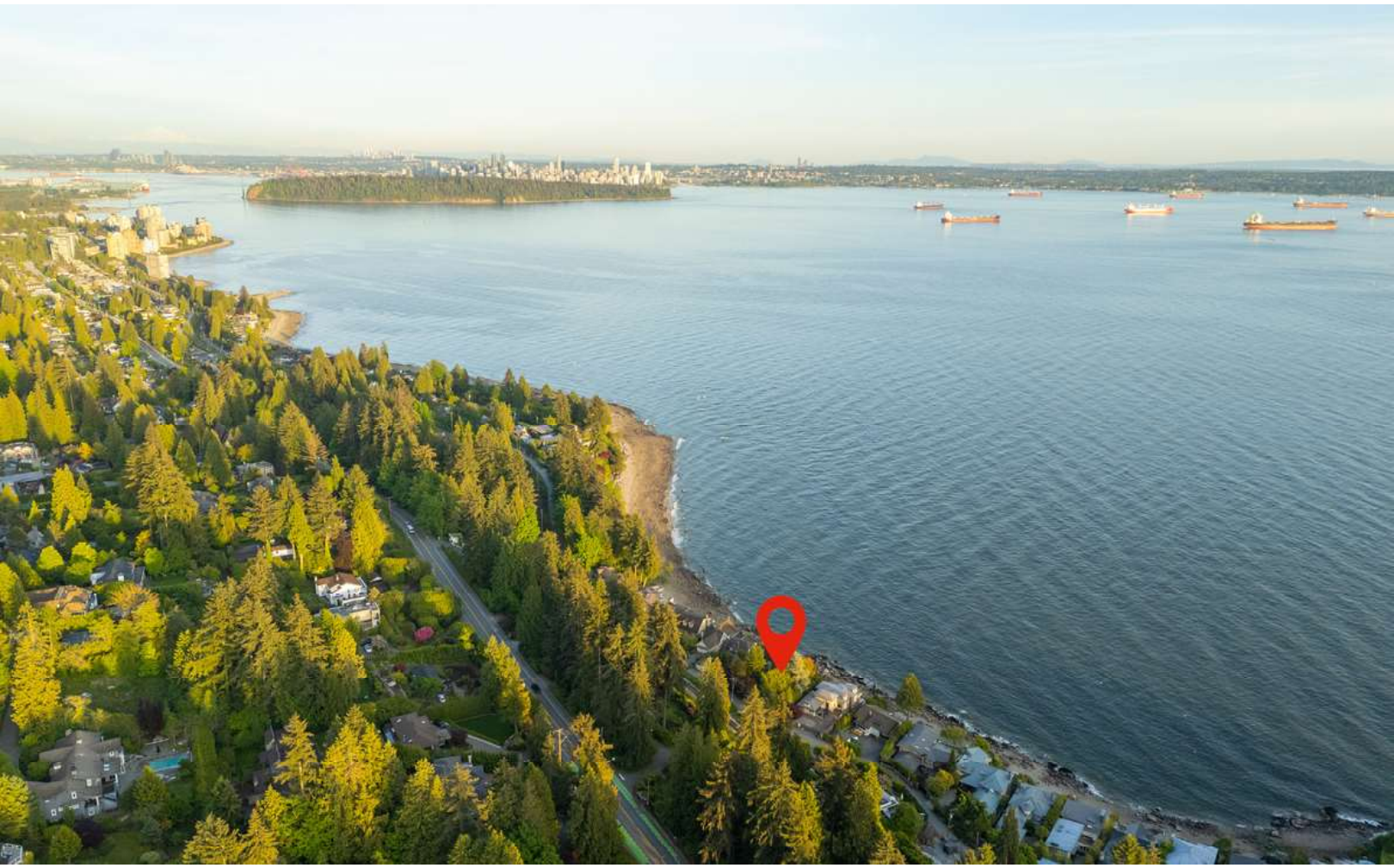


## Holly Calderwood PREC

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hwoodvancouverrealtor@gmail.com  
2397 Marine Drive, West Vancouver BC V7V 1K9

c 604.561.9699 | t 604.925.2911  
vancouverhomesbyhollywood.com  
coalharbourcondos.info

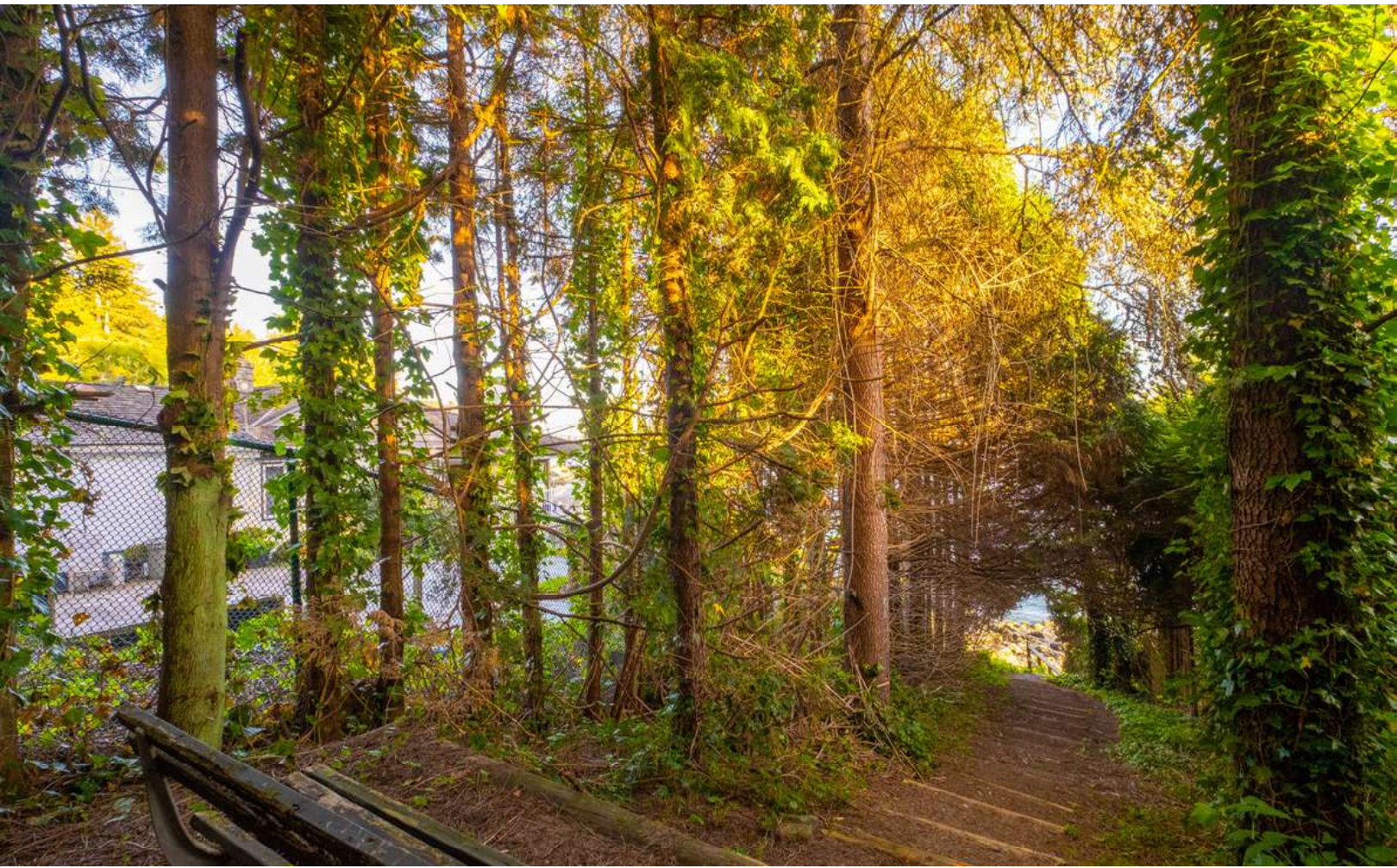


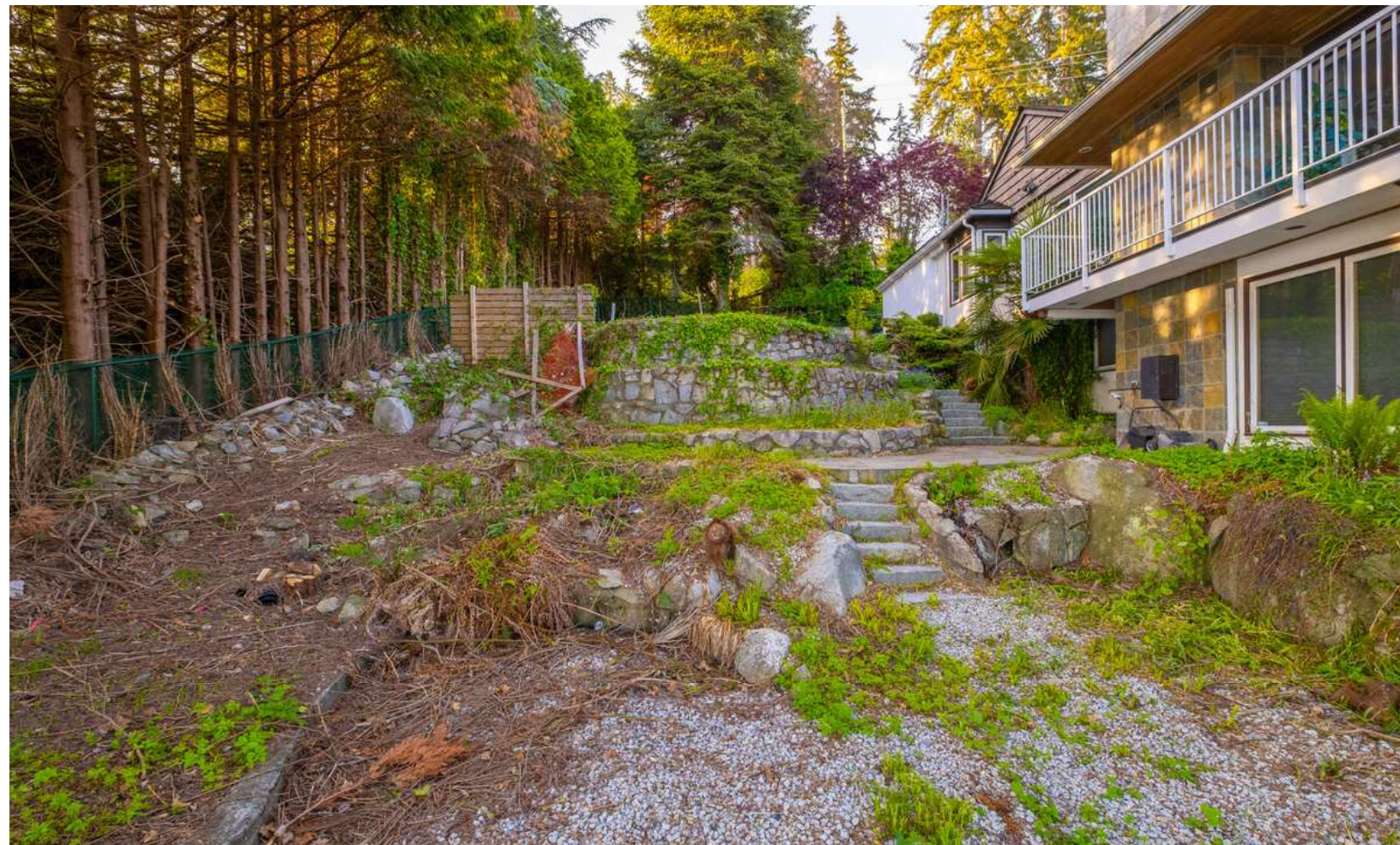
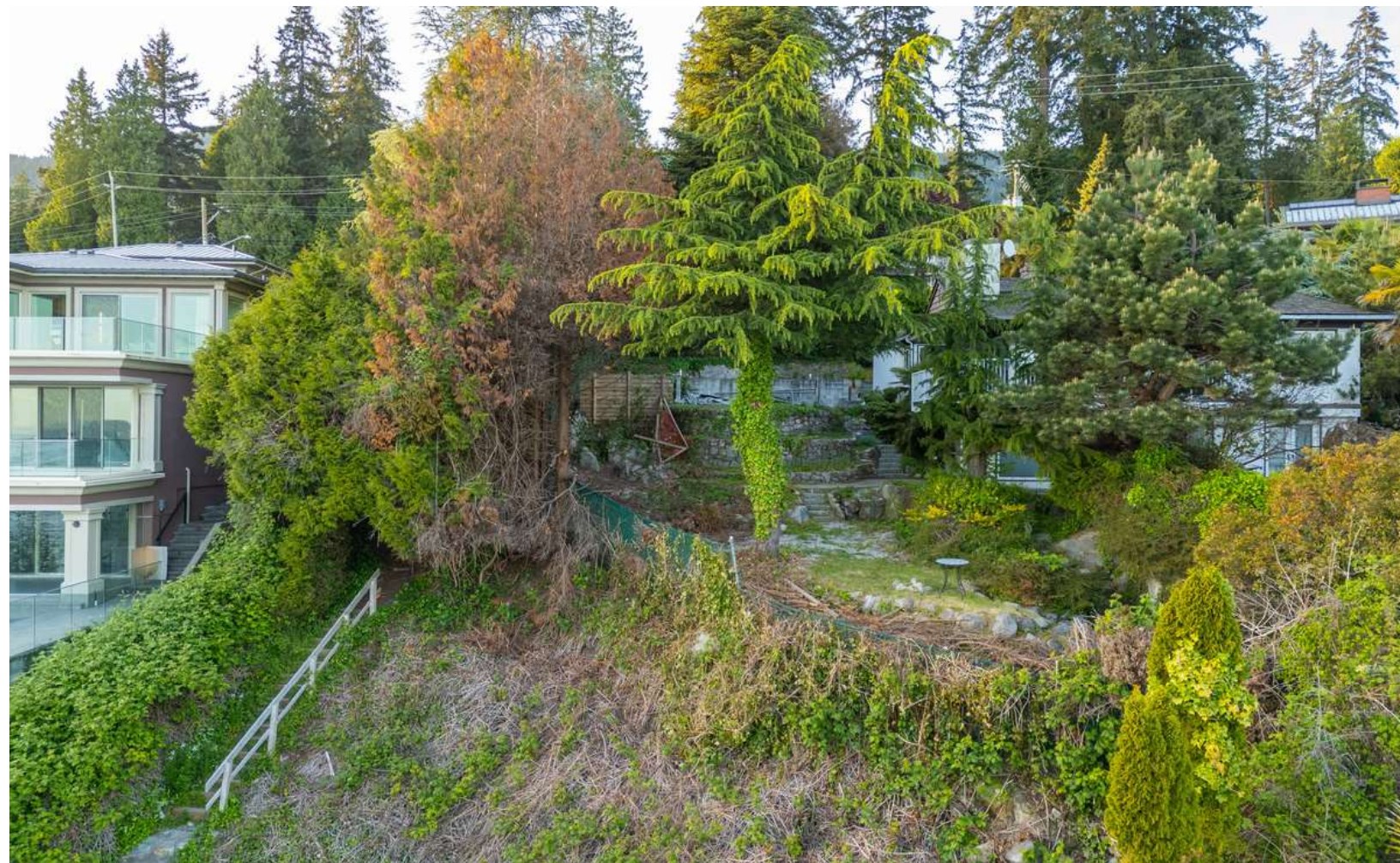


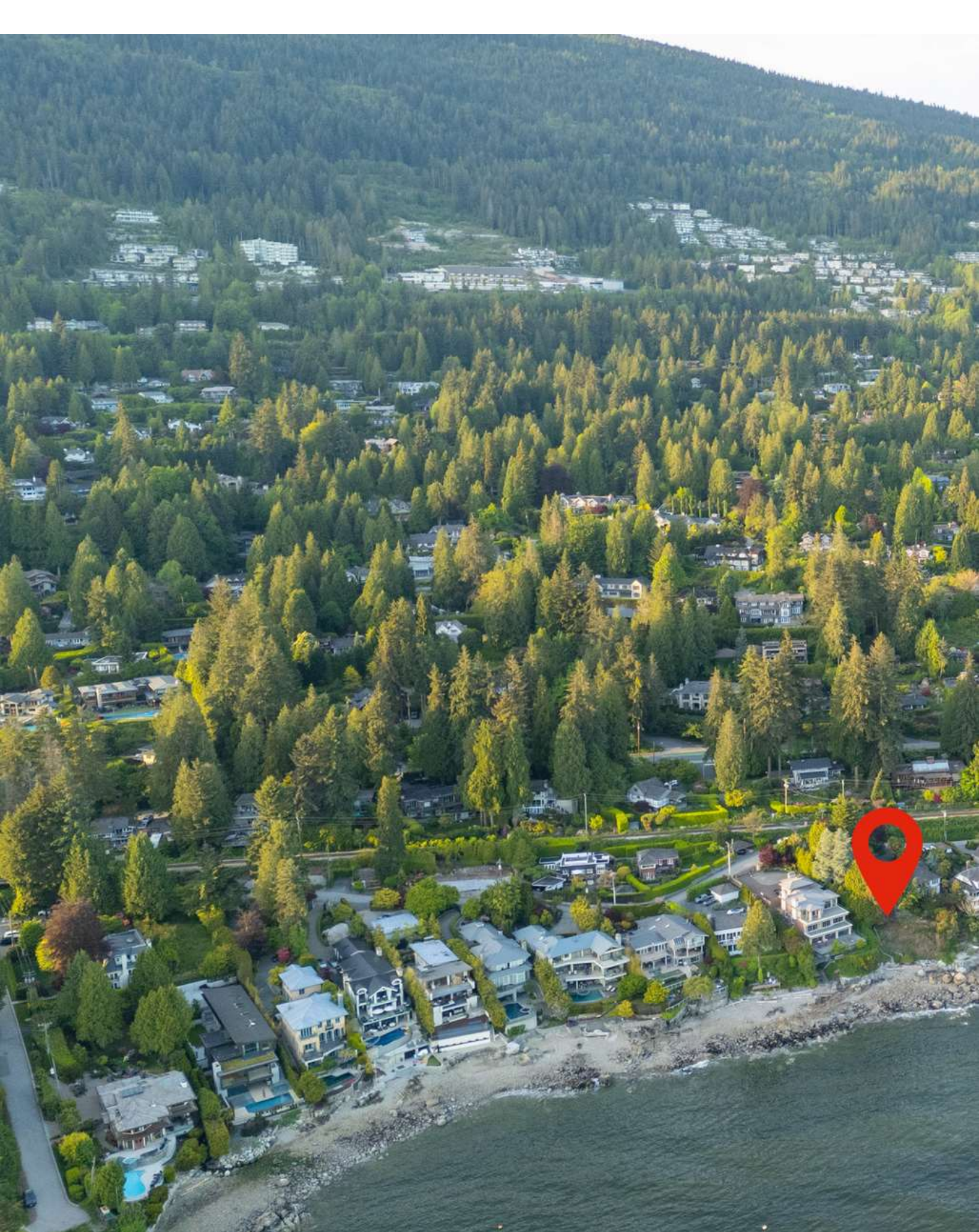
















**REFERENCE PLAN TO ACCOMPANY THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER ROAD CLOSURE AND REMOVAL OF HIGHWAY DEDICATION BYLAW No.4888, 2016, OF A PORTION OF ROAD DEDICATED ON PLAN 4613, DISTRICT LOT 556, GROUP ONE, NEW WESTMINSTER DISTRICT**

PLAN EPP60531

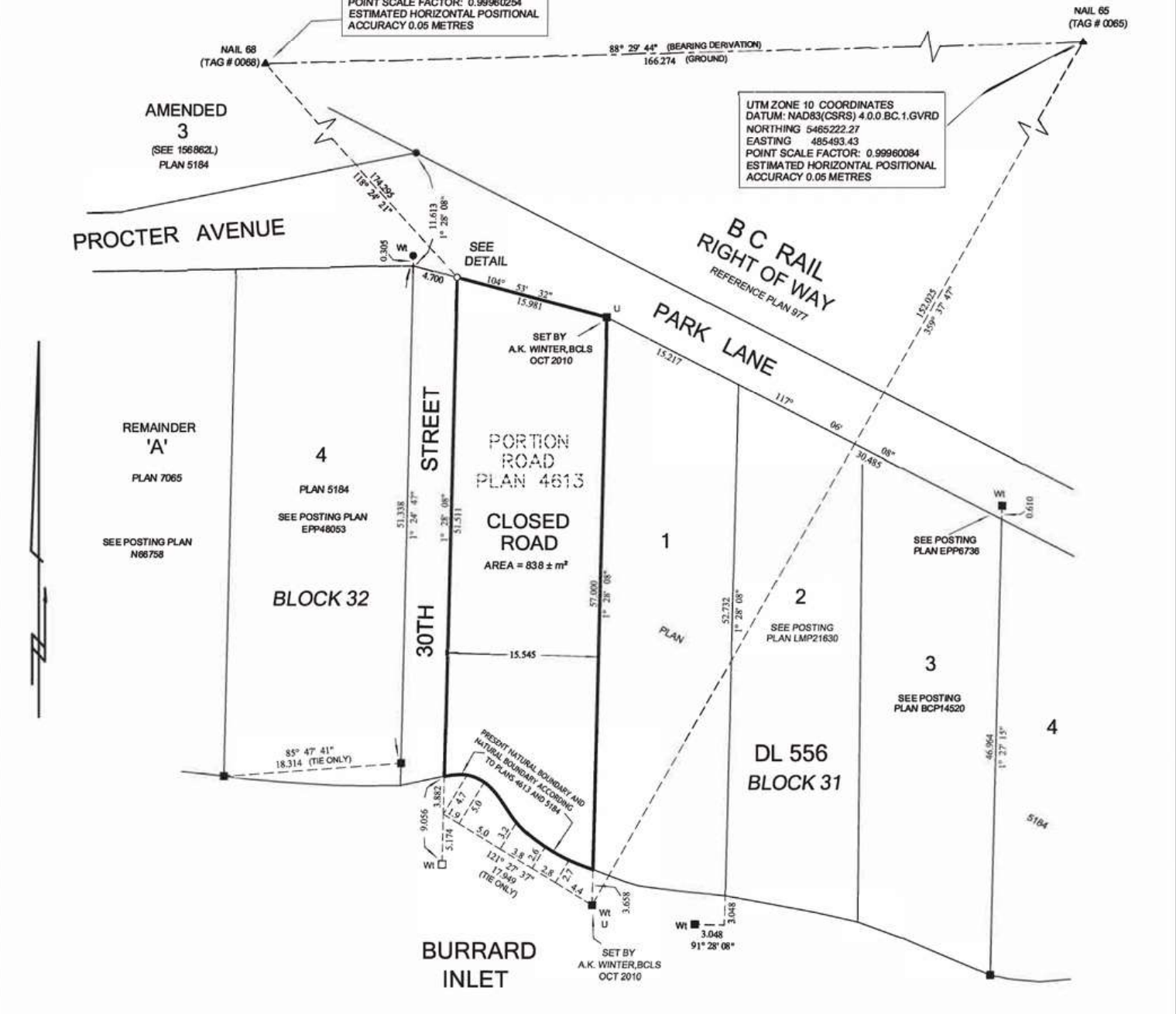
PURSUANT TO SECTION 120 OF THE LAND TITLE ACT AND SECTION 40 OF THE COMMUNITY CHARTER

BCGS 92G035

0 1 2 3 4 5 10 20m  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 560 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1: 300

UTM ZONE 10 COORDINATES  
 DATUM: NAD83(CSRS) 4.0.0.BC.1.GVRD  
 NORTHING 5485217.90  
 EASTING 485327.24  
 POINT SCALE FACTOR: 0.99960254  
 ESTIMATED HORIZONTAL POSITIONAL ACCURACY 0.05 METRES

UTM ZONE 10 COORDINATES  
 DATUM: NAD83(CSRS) 4.0.0.BC.1.GVRD  
 NORTHING 5465222.27  
 EASTING 485493.43  
 POINT SCALE FACTOR: 0.99960084  
 ESTIMATED HORIZONTAL POSITIONAL ACCURACY 0.05 METRES



**LEGEND**  
 ▲ DENOTES GNSS TRAVERSE POINT FOUND  
 ● DENOTES STANDARD IRON POST FOUND  
 ○ DENOTES STANDARD IRON POST PLACED  
 ■ DENOTES LEAD PLUG FOUND  
 □ DENOTES LEAD PLUG PLACED  
 Wt DENOTES WITNESS  
 U DENOTES UNRECORDED

**NOTE:**  
 THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 16TH DAY OF MARCH, 2016 PATRICK CAMERON MACDONALD, B.C.L.S (610)

GRID BEARINGS ARE DERIVED FROM DUAL FREQUENCY GNSS RTK OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10 (123° WEST LONGITUDE).

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99960169. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON A MEAN ELLIPSOIDAL ELEVATION OF 6 METRES.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM DUAL FREQUENCY GNSS RTK OBSERVATIONS TO VANCOUVER ACP-1 (GCM875864)



HOBBS, WINTER & MacDONALD,  
 B.C. LAND SURVEYORS,  
 113-828 HARBOURSIDE DRIVE,  
 NORTH VANCOUVER, B.C., V7P 3P9  
 TEL 604-985-1371 FAX 604-986-5204  
 EMAIL: admin@hwsurveys.com

011-223-286 (LOT 1)  
 No 2998 PARK LANE  
 FB 2403 p.139 - 142 M 3244-26 WV









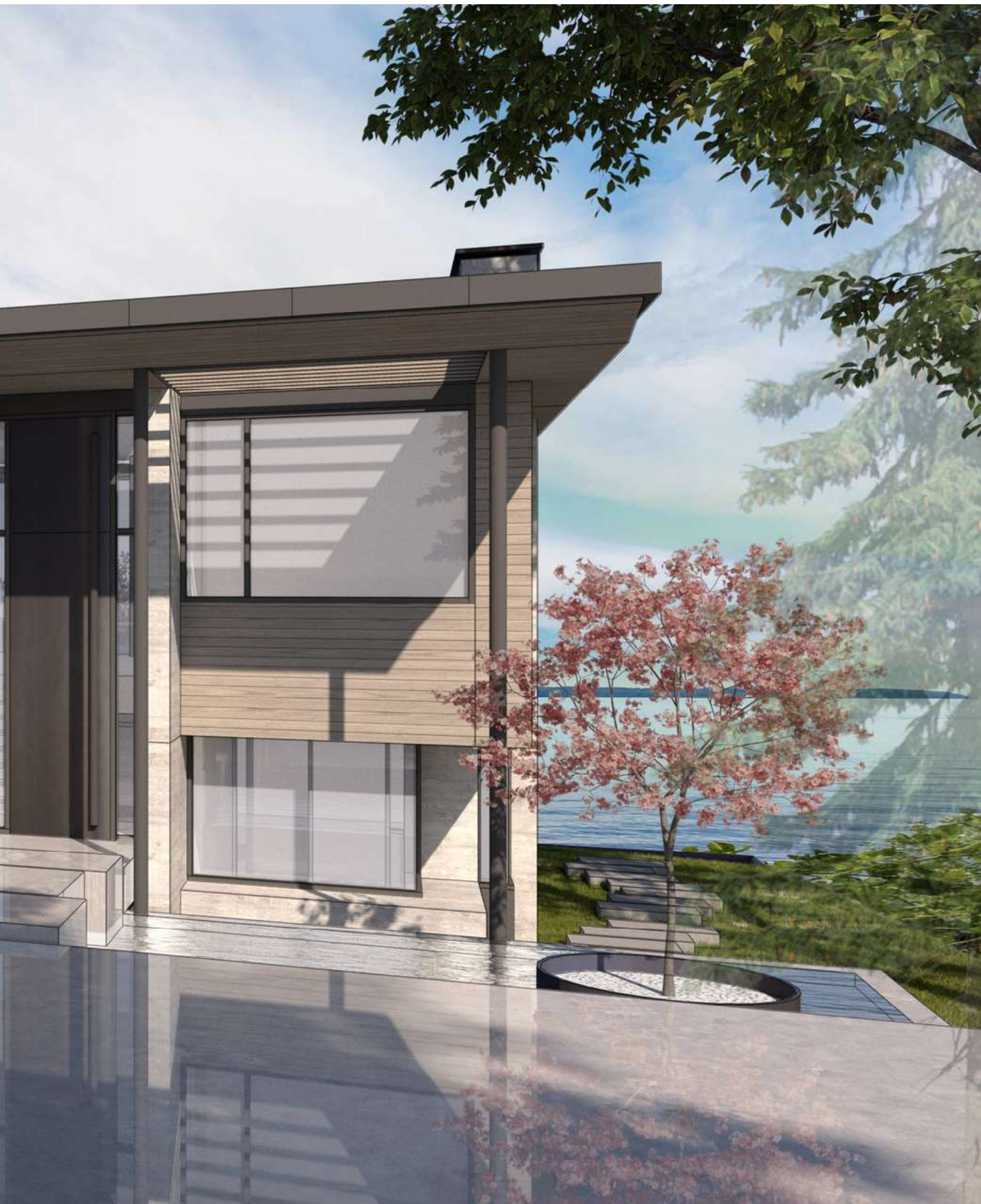


**DISTRICT OF WEST VANCOUVER GFA CALCULATION**

<b>Address:</b>	3000 Park Ln	<b>Zoning:</b>	RS4
<b>Lot Area</b>	8849	sf	
<b>Basement Exemption %</b>	75	% assumed	
<b>Max GFA</b>	2655	sf	0.3 to max 4724
Upper Floor	948	sf	(assume 75% of Main Floor)
Main Floor	1264	sf	
Basement	1391	sf	(assume 110% of Main Floor)
<b>TOTAL NET</b>	<b>3603</b>	<b>sf</b>	
FAR	0.41		
PLUS 440 SF GARAGE	440	sf	
PLUS COACH HOUSE (.05 attached, or 800sf detached)	442	sf	
	<b>882</b>	<b>sf</b>	
<b>TOTAL</b>	<b>4485</b>	<b>sf</b>	
FAR	0.51		









CARRIAGE  
TRADE  
LUXURY PROPERTIES

Holly Calderwood PREC  
604.561.9699

[vancouverhomesbyhollywood.com](http://vancouverhomesbyhollywood.com)

