

COUNCIL AGENDA

Date: October 28, 2024      Item: 5.



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

**COUNCIL REPORT**

Date:	October 18, 2024
From:	John Wong, Acting Director, Corporate Services
Subject:	Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024 and Disposition of 3000 Park Lane
File:	1610-20-5342

**RECOMMENDATION**

THAT

WHEREAS the proposed Agreement of Purchase and Sale (the “Contract”) for the consolidated real property comprising of the 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 a subject condition, for the mutual benefit of both the prospective buyers (the “Buyers”) and the District, that Council in its sole discretion must by October 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 the transfer of the Road Parcel to the Buyers;

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

AND WHEREAS maintaining access and where possible enhancing access to the waterfront is a goal of this Council and as the prospective Buyers have agreed to grant a perpetual Statutory Right of Way (the “SROW) back to the District of West Vancouver (the “District”) to facilitate public access to the waterfront;

AND WHEREAS this disposition will provide the necessary funds to create a lasting access trail in the 3000 Park Lane area.

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. Council disposes of and transfers the Road Parcel and the Property to the Buyers.

3. The Road Parcel created by the bylaw shall be consolidated with the Property (the “Consolidated Property”).
4. The Mayor and Corporate Officer are authorized to execute and deliver all documents required to carry out this disposition and transfer.
5. A Statutory Right of Way be created on the east side of the Consolidated Property to allow the installation of a trail to the waterfront and for the installation of utilities.
6. The proceeds of the disposition 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.
7. The staff are directed to publish the notices of disposition required under Section 26 and 94 of the *Community Charter*.

## 1.0 Purpose

The purpose of this report is to consider the adoption of a Road Closure and Removal of Highway Dedication Bylaw for the Road Parcel that is part of the District highway adjacent to the Property marked “Road to be Closed” in the reference plan of the attached bylaw in **Appendix A** to this report. A context plan is also attached as **Appendix B** to this report. The Road Closure Bylaw enables the raising of title to the Road Parcel so it can be consolidated with the Property.

## 2.0 Legislation/Bylaw/Policy

Sections 40, 41, and 94 of the *Community Charter* provide for the municipal authority to close a road, dispose a road, and the notification process for road closures and dispositions respectively.

The District has sought advice from its legal team on the requirements of the *Community Charter*. Based on the advice, the District is complying with the applicable statutory requirements for the transfer of 3000 Park Lane and Road Parcel to the prospective Buyers. For reference, the Schedule of Statutory and Other Requirements are included in **Appendix C**.

## 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, the body of water includes the Burrard Inlet.

## 4.0 Financial Implications

### Alternative Revenue

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, 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. As 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.

The Road Parcel consolidated with the Property (the “Consolidated Property”) would enhance the value of the site that the District has for sale. Given the Consolidated Property is waterfront property, 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.

### Cost Mitigation

In the July 22, 2024, Council Report titled Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024, staff had recommended that from a fiscal responsibility and asset management perspective, it would be prudent not to reinstate the trail given the close proximity of other available routes to the waterfront. There is a recently upgraded trail approximately 170 metres east of this location and there is also access at the foot of 31st Street (see Exhibit 1 – Alternate Routes below).



**Exhibit 1 – Alternate Routes**

From a cost mitigation perspective, it would be prudent not to reinstate the trail. It was originally estimated that it would save the District approximately \$150,000 in reinstatement costs if it was relocated to the Road Parcel. However, staff have revisited this estimate and given the steepness and complexity of the site and unknown geotechnical conditions, there is a high risk that the reinstatement costs could be more. Additionally, eliminating a trail asset would also save on ongoing maintenance and operating costs throughout the lifecycle of the trail and the need to eventually revitalize the trail over time.

### Amended Offer

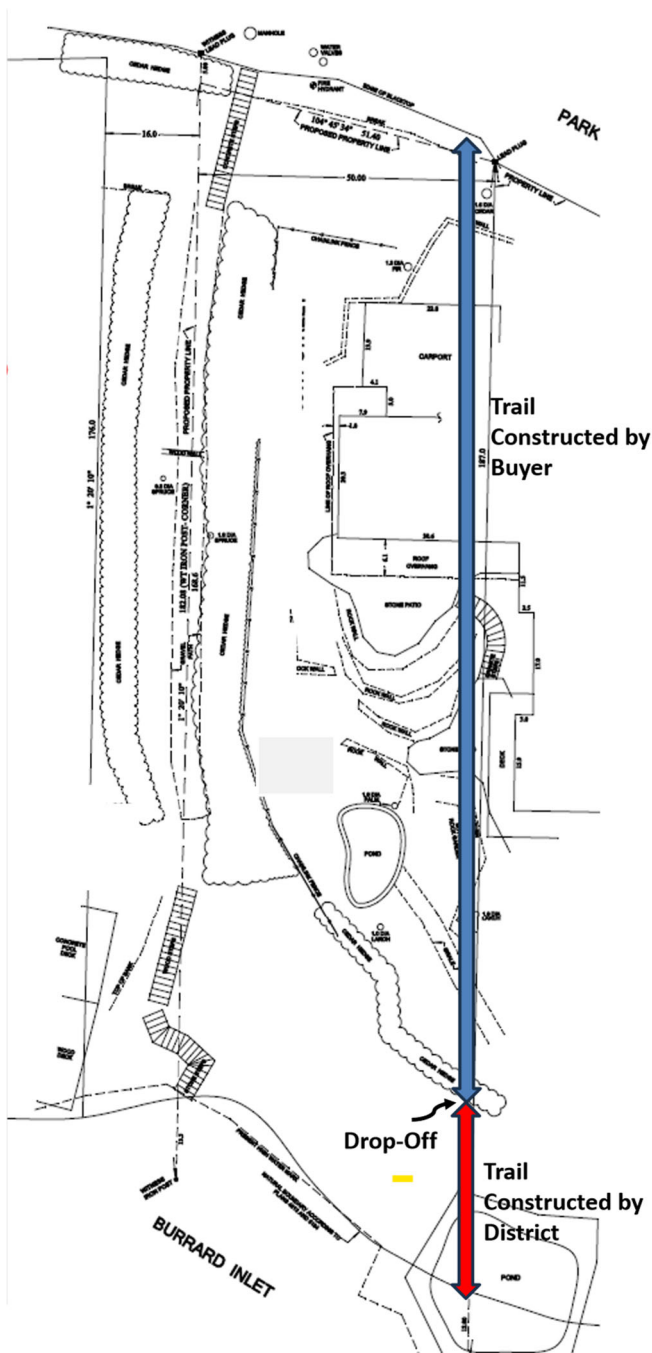
The original offer from the prospective Buyers did not include a SROW to accommodate a replacement trail. However, upon hearing the comments from the public on the need to retain a waterfront access and understanding Council's objectives, the prospective Buyers have amended the offer to provide the District with a SROW on the east side of the Consolidated Property to allow the construction of a replacement trail to the foreshore as shown in Exhibit 2. The prospective Buyers have

indicated that they wish to work with the District and the community to ensure that the needs of the public are satisfied, and they are able to build their family home in the West Vancouver neighbourhood.



**Exhibit 2 – Proposed New Trail**

Additionally, due to the economies of design, engineering, and construction integration, the prospective Buyers will design the trail based on District standards and construct the trail from Park Lane to the drop-off, as indicated in Exhibit 3 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.



**Exhibit 3 – Trail Construction Responsibility**

Although, this solution is contrary to the goal of optimizing District assets to reduce ongoing maintenance and operating costs and reduce the funding gap for deferred maintenance on the District's existing assets, it is a reasonable compromise of balancing the interests of the public by maintaining a trail to the waterfront in the immediate area. This amended offer will at least reduce the District's capital cost for the construction of the majority of the trail. Moreover, the prospective 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 prospective Buyer 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.

In this amended proposal, the prospective Buyers are paying for an additional frontal of 4.7 metres but will be providing 3.0 metres to the District as a SROW for the trail and utilities, and effectively only retaining 1.7 metres that can actually be utilized privately.

## **5.0 Background**

### **5.1 Previous Decisions**

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 over 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 judgement 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**

#### Public Offering

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 a lot of 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 with the 9,020 square feet (0.21 acres) to make a 1/4-acre lot (Road Parcel 0.06 acres plus the Property 0.21 acres = Consolidated Property 0.27 acres) as 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.

**Active** **3000 PARK LANE** **\$6,998,000 (LP)**  
**R2846608** West Vancouver (SP)  
 Board: V, Detached Altamont  
 House/Single Family V7V 1E9



Days on Market: **86** List Date: **2/3/2024** Expiry Date: **7/2/2024**  
 Previous Price: **\$0** Original Price: **\$6,998,000** Sold Date:

Meas. Type: **Feet** If new, GST/HST inc?:  
 Frontage (feet): **52.43** Bedrooms: **4** Age: **0**  
 Frontage (metres): **15.98** Bathrooms: **5** Zoning: **RS4**  
 Depth / Size: **187 IRR** Full Baths: **5** Gross Taxes: **\$0.00**  
 Lot Area (sq.ft.): **9,020.00** Half Baths: **0** For Tax Year: **2023**  
 Lot Area (acres): **0.21** Rear Yard Exp: **South** Tax Inc. Utilities?:  
 Flood Plain: **No** P.I.D.: **030-375-000** Tour: **Virtual Tour URL**  
 View: **Yes : 180 Degree OCEAN VIEW**

Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Water** Water Supply: **City/Municipal**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.** Total Parking: Covered Parking: Parking Access: **Front**  
 Construction: **Other** Parking: **Add. Parking Avail., Open**  
 Exterior: **Other** Driveway Finish:  
 Foundation: **None** Dist. to Public Transit: **close by** Dist. to School Bus: **close by**  
 Renovations: Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 # of Fireplaces: R.I. Fireplaces: Reno. Year: Seller's Interest: **Registered Owner**  
 Fireplace Fuel: Rain Screen: Property Disc.: **Yes**  
 Fuel/Heating: **Other** Metered Water: Fixtures Leased: **No**  
 Outdoor Area: **Fenced Yard, Patio(s)** R.I. Plumbing: Fixtures Rmvd: **No**  
 Type of Roof: **Other** Floor Finish:

Legal: **PLAN EPP60531, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT, THAT PT PID 030-375-207** Municipal Charges  
 Amenities: **None** Garbage:  
 Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property** Water:  
 Features: Dyking:  
 Other:

Finished Floor (Main):	1,300	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,000	Main	Living Room	0' x 0'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	0' x 0'			x	
Finished Floor (Below):	0	Main	Kitchen	0' x 0'			x	Main 3
Finished Floor (Basement):	1,400	Main	Office	0' x 0'			x	Above 5
Finished Floor (Total):	3,700 sq. ft.	Main	Foyer	0' x 0'			x	Above 4
Unfinished Floor:	0	Above	Primary Bedroom	0' 0' x 0' 0'			x	Above 3
Grand Total:	3,700 sq. ft.	Above	Bedroom	0' 0' x 0' 0'			x	Below 4
Fir Area (Det'd 2nd Res):	800 sq. ft.	Above	Bedroom	0' 0' x 0' 0'			x	
Suite:		Below	Living Room	0' 0' x 0' 0'			x	
Basement: <b>Unfinished</b>		Below	Bedroom	0' 0' x 0' 0'			x	
		Below	Utility	0' 0' x 0' 0'			x	
		Below	Gym	0' 0' x 0' 0'			x	
							x	

Crawl/Bsmt. Ht: # of Levels: **3** Manuf Type: Registered in MHR#: PAD Rental:  
 # of Kitchens: **1** # of Rooms: **12** MHR#: CSA/BCE: Maint. Fee:  
 By/Law Restrictions:

List Broker 1: **Royal LePage Sussex - Office: 604-925-2911** List Broker 3:  
 List Desig Agt 1: **Holly Calderwood PREC\* - Phone: 604-561-9699** hwoodvancoverrealtor@gmail.com  
 List Broker 2: Appointments: **Phone L.R. First**  
 List Desig Agt 2: 3: Call: **Holly**  
 Buyer's Broker 1: 2: Phone: **604-561-9699**  
 Buyer's Agent 1: 3:


Owner: **The Corporation of the District of West Vancouver**  
 Commission: **3.2% ON THE FIRST 100,000 AND 1.15% ON THE BALANCE** Occupancy: **Vacant**

Remarks: **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**

**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 & 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 & Calming Pristine Natural Shorelines, Lush Trees & Fresh West Coast Air. Swimming, Boating, Fishing, Kayaking is your new waterfront playground. Dundarave, Seawall Restaurants & IB Schools close by. Services available nearby, water at the lot line & RS4 Zoned NO FOREIGN BUYER BAN FOR LAND. GST Applicable. Best Waterfront Land**


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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)



**ROYAL LEPAGE**  
**SUSSEX**

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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) 																																																	
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<table style="width: 100%; border-collapse: collapse;"> <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 Service: <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 Service: <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. Dundarave, 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 has 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, which is the process that is being followed currently.

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 foot 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**

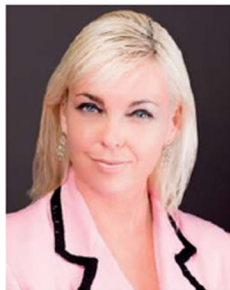
ALTAMONT WATERFRONT LAND for sale. BUILD your DREAM HOME on this 9020 sqft HIGH BANK WATERFRONT TROPHY LOT. Experience the most BEAUTIFUL 180 degree UNOBSTRUCTED SOUTH facing Ocean Views from UBC to the Gulf Islands. Located along Altamont's most sought after Golden Mile in the heart of West Vancouver. 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:	Rezzoneable? <b>Not Known</b>	Cable Service:	<b>Available Nearby</b>	Sketch Attached:	<b>No</b>
Flood Plain: <b>No</b>	Lot Area	Prospectus:	<b>Not Required</b>	Property Disclosure:	<b>Yes</b>
Exposure: <b>South</b>	Acres: <b>0.21</b>	Develop Permit?:	<b>No</b>	Trees Logged in last 2yr?:	<b>No</b>
Permitted Use: <b>House/Single Family</b>	Hect: <b>0.09</b>	Bldg Permit Apprv:	<b>No</b>	First Nation Reserve:	
Title to Land: <b>Freehold NonStrata</b>	SqFt: <b>9020</b>	Building Plans:	<b>Not Available</b>		
Tour: <b>Virtual Tour URL</b>	SqM: <b>837.99</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**

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**

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 Real Estate Board of Greater Vancouver Board ("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'.



**Holly Calderwood** PREC

Luxury Homes Realtor CLHMS, CIPS, CPM  
 hwoodvancouverrealtor@gmail.com  
 2397 Marine Drive, West Vancouver BC V7V 1K9

c 604.561.9699 | t 604.925.2911  
 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 D**. 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 the Consolidated Property, 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 prospective Buyers. This was the first reasonable offer that was received for the Consolidated Property. As per normal practice with property dispositions and following Section 90 of the *Community Charter*, there is a need for confidentiality to protect the sensitive nature of the negotiations. If this Bylaw is adopted by Council and the District removes its subjects to the sale, a notice of disposition identifying the details of the sale will be disclosed at that time.

### Legal Status as a Park

Although there have been some references to the site being known as Procter Park and Altamont Beach Park, the Property was always a road allowance until it was closed and converted to a fee simple lot (3000 Park Lane) in 2016, and the Road Parcel is currently a road allowance. Therefore, both parcels have never been a park.

### Adopting a Bylaw

Under Section 40 of the *Community Charter*, before adopting a bylaw, Council must give notice of its intention to close a portion of highway and remove the highway dedication in accordance with Section 94 of the *Community Charter*. Council must then provide an opportunity for persons who consider they are affected by the bylaw to make representations to Council. This was completed at the July 22, 2024, Council Meeting.

The road closure process is summarized below:

- (a) Council gives first, second and third reading to proposed Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024, which Council gave on July 22, 2024;
- (b) staff publish statutory notices for the road closure and removal of highway dedication and post a notice to provide an opportunity for persons who consider they are affected by the proposed bylaw to make representations to Council, which was advertised in the North Shore News on July 10 and 17, 2024 and posted on the District's public notice posting place at Municipal Hall; and
- (c) after the opportunity for making representations has been provided, Council may adopt the proposed Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024 which is the purpose of this report.

## 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 Consolidated Property 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 or elsewhere 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 a SROW is available for a relocated

trail to the waterfront on the 3000 Park Lane site 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

As per Section 40 of the *Community Charter*, the Notice of Road Closure and Removal of Highway Dedication was published in two editions of the North Shore News. The Notice was also posted on the public notice posting place at Municipal Hall.

As an additional notice, not required by the *Community Charter*, signage was posted on site.

For additional information on the public notices that have been completed and those that are still required, refer to **Appendix C**.

### 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 Options

### 7.1 Recommended Option

THAT

1. Proposed *Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024* (the "Bylaw") is adopted.
2. Council disposes of and transfers the Road Parcel and the Property to the Buyers.
3. The Road Parcel created by the bylaw shall be consolidated with the Property (the "Consolidated Property").
4. The Mayor and Corporate Officer are authorized to execute and deliver all documents required to carry out this disposition and transfer.
5. A Statutory Right of Way be created on the east side of the Consolidated Property to allow the installation of a trail to the waterfront and for the installation of utilities.
6. The proceeds of the disposition 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.

7. The staff are directed to publish the notices of disposition required under Section 26 and 94 of the *Community Charter*.


## 7.2 Considered Options

Proposed *Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024* (the "Bylaw") not be adopted.


## 8.0 Conclusion

The adoption of the Bylaw will enable the District to raise title to the Road Parcel. The Property and Road Parcel can then be both sold to the prospective Buyer and subsequently be consolidated. 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 a SROW that will accommodate public access to the waterfront in perpetuity.

Author:   
\_\_\_\_\_  
John Wong, Acting Director, Corporate Services

Concurrence:   
\_\_\_\_\_  
Isabel Gordon, Director, Financial Services

  
\_\_\_\_\_  
Sue Ketler, Deputy Municipal Manager

  
\_\_\_\_\_  
Jenn Moller, Director, Engineering and Transportation Services

### Appendices

Appendix A: Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024

Appendix B: Context Plan of Road Closure

Appendix C: Schedule of Statutory and Other Requirements

Appendix D: Marketing Brochure





District of West Vancouver

**Road Closure and Removal of Highway  
Dedication Bylaw No. 5342, 2024**

Effective Date:

# Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024

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District of West Vancouver

## **Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024**

A bylaw to close and remove the dedication of a portion of highway adjacent to 3000 Park Lane, West Vancouver.

WHEREAS:

- A) under the *Community Charter*, the Council of The Corporation of the District of West Vancouver (“Council”) may close a highway to traffic and remove the dedication of a highway;
- B) the Council has posted and published notices of its intention to close that portion of highway referred to in this bylaw and remove its dedication as highway, and has provided an opportunity for persons who consider they are affected to make representations to Council;
- C) the Council does not consider that the closure will affect the transmission or distribution facilities or works of utility operators; and
- D) the Council of the Corporation of the District of West Vancouver deems it expedient to provide for the closure to traffic and removal of highway dedication of that portion of highway referred to in this bylaw for the purpose of consolidation with adjacent property owned by the District and having a civic address of 3000 Park Lane, West Vancouver;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

### **Part 1 Citation**

- 1.1 This bylaw may be cited as Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024.

### **Part 2 Severability**

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

### **Part 3 Road Closure, Removal of Highway Dedication and Consolidation**

- 3.1 That portion of highway dedicated by Plan 4613 and identified as “ROAD TO BE CLOSED” (the “2024 Closed Road”) on Plan EPP138726 attached hereto as Schedule A, which forms part of this bylaw, is closed to all types of traffic.
- 3.2 The dedication as highway of the 2024 Closed Road is removed.
- 3.3 The Mayor and Corporate Officer are authorized to execute and deliver such transfers, deeds of land, plans and other documents as are necessary or desirable to effect the aforesaid closure and removal of highway dedication.

### **Schedules**

Schedule A – Reference Plan EPP138726

READ A FIRST TIME on

READ A SECOND TIME on

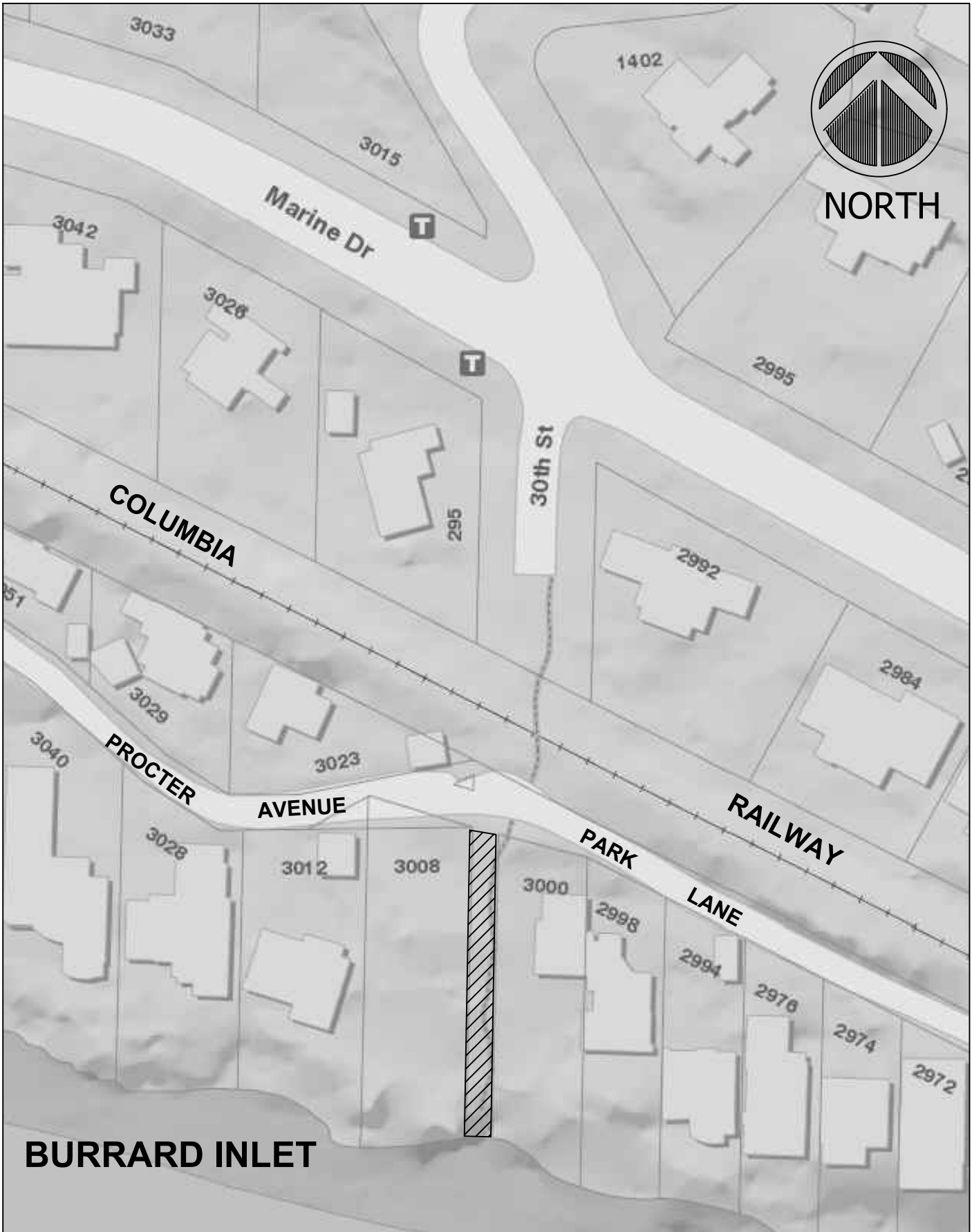
READ A THIRD TIME on

PUBLICATION OF NOTICE OF ROAD CLOSURE AND REMOVAL OF HIGHWAY DEDICATION on \_\_\_\_\_ and \_\_\_\_\_,

ADOPTED by the Council on .

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer



**CONTEXT PLAN**

*west* vancouver

30TH STREET ROAD CLOSURE - ADJACENT TO 3000 PARK LANE

DATE: JULY 11, 2024

SCALE: N.T.S.

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# Appendix C

## SCHEDULE OF STATUTORY AND OTHER REQUIREMENTS

### 3000 Park Lane

Parcel Identifier No.: 030-375-207

Legal Description: THAT PART OF DISTRICT LOT 556 GROUP 1 NEW WESTMINSTER DISTRICT SHOWN ON PLAN EPP60531

Civic Address: 3000 Park Lane  
West Vancouver, BC V7V 1E9

Size: Approximately 9,020 sqft

	Requirement	Reference/Form	Notes
✓	Bylaw to close road  A copy attached as Schedule A.	CC., ss. 40(1)-(2) – District Council must adopt a highway closure bylaw.	Road Closure and Removal of Highway Dedication Bylaw No. 4888, 2016 was adopted April 25, 2016 and filed with the LTA.
		CC., ss. 40(5) – File Bylaw w/LTO in accordance with s. 120 of the LTA.	Filed with LTO - CA6636255 as reflected on title search.
✓	Notice to close road  A copy attached as Schedule B.	CC., s. 94(1)(b) – District must post notice of its intentions in “public notice positing place”	Notice was posted to the public notice posting place.

		CC., s. 94(2) – District must post notice of its intentions in a local newspaper once each week, for two consecutive weeks.	Notice was posted in the North Shore News on April 8, 2016 and April 15, 2016.
		CC., s.40(3)(b) – District must provide opportunity to persons who consider they are affected by the bylaw to make representations to Council.	Reflected in Notice.
✓	Notice to dispose  A copy attached as Schedule C.	CC., s. 26(1) – Council disposes of land or improvements, it must publish notice of the proposed disposition.  CC., s. 26(2) – If the property is available to the public for acquisition, notice must include:  a) a description of the land or improvements; b) the nature and, if applicable, the term of the proposed disposition; and c) the process by which the land or improvements may be acquired.	Notice of Disposition was made for public acquisition. It meets the requirements set out in s. 26 (2) of the <i>Community Charter</i> .



		CC., s. 94(1)(b) – District must post notice of its intentions in “public notice positing place”	
		CC., s. 94(2) – District must post notice of its intentions in a local newspaper once each week, for two consecutive weeks.	Notice was posted in the North Shore News on September 27, 2023 and October 4, 2023.
✓	If the highway or part of a highway to be closed or reopened is within 800 meters of an “arterial highway”, the District must obtain approval from MOTI.	CC., s. 41(3)	Marine Drive is not an arterial highway in this part of the road. This section is not triggered.
✓	District must deliver notice of its intention to the operators of utilities whose transmission or distribution facilities or works the council considers will be affected by the closure.	CC., s. 40 (4)	No utilities in this area.
	Resumption of highways	CC., 35 (8)	Corporate officer certificate to be provided for the consolidated property before transfer.
✓	Raise title Form 17 is attached as Schedule D.	Form 17 Fee Simple – Title to Closed Road to raise title	Title raised February 20, 2018.

**30<sup>th</sup> Street Road End**

Parcel Identifier No.: N/A

Description: That approximately 234.8 square meter portion of public highway identified as “ROAD TO BE on the Reference Plan numbered EPP138726, a reduced copy which is included in Schedule E.

	<b>Requirement</b>	<b>Reference/Form</b>	<b>Notes</b>
	Bylaw to close road  A copy attached as Schedule E.	CC., ss. 40(1)-(2) – District Council must adopt a highway closure bylaw.	Road Closure & removal of Highway Dedication Bylaw No. 5342, 2024
		CC., ss. 40(5) – File Bylaw w/LTO in accordance with s. 120 of the <i>LTA</i> .	By law has not been adopted yet.
✓	Notice to close road  A copy attached as Schedule F.	CC., s. 94(1)(b) – District must post notice of its intentions in “public notice positing place”	Notice was posted to the public notice posting place.
		CC., s. 94(2) – District must post notice of its intentions in a local newspaper	Notice was posted in the North Shore News on July 10, 2024 and July 17, 2024.

		<p>once each week, for two consecutive weeks.</p>	
		<p>CC., s.40(3)(b) – District must provide opportunity to persons who consider they are affected by the bylaw to make representations to Council.</p>	<p>Reflected in Notice.</p>
	<p>Notice to dispose the consolidated property</p>	<p>CC., s. 26(1) – Before Council disposes of land or improvements, it must publish notice of the proposed disposition.</p> <p>CC., s. 26(2) – If the property is available to the public for acquisition, notice must include:</p> <ul style="list-style-type: none"> <li>d) a description of the land or improvements;</li> <li>e) the nature and, if applicable, the term of the proposed disposition; and</li> <li>f) the process by which the land or improvements may be acquired.</li> </ul> <p>CC., s. 26(3) – If property is not available to the public for acquisition, notice must include:</p>	<p>To be posted before agreement is executed and delivered.</p> <p>If the consolidated lot was to proceed, notice will be provided for 3000 Park Lane complete with the road allowance .</p>

		<ul style="list-style-type: none"> <li>a) a description of the land or improvements;</li> <li>b) the person or public authority who is to acquire the property under the proposed disposition;</li> <li>c) the nature and, if applicable, the term of the proposed disposition; and</li> <li>d) the consideration to be received by the municipality for the disposition.</li> </ul>	
✓	If the effect of the highway closure is to “completely deprive an owner of the means of access to their property,” District must obtain the owners’ consent.	CC., s. 41(2)	This is likely not an issue because closure of 30 <sup>th</sup> street does not deprive owners of 3012 or 2998 from accessing their properties. Park Lanes seems to be the main highway used to access those properties. That part of 30 <sup>th</sup> street to be closed is a road end.
✓	If the highway or part of a highway to be closed or reopened is within 800 meters of an “arterial highway”, the District must obtain approval from MOTI.	CC., s. 41(3)	Marine Drive is not an arterial highway in this part of the road. This section is not triggered.
✓	District must deliver notice of its intention to the operators of utilities whose transmission or distribution facilities or works the council considers will be affected by the closure.	CC., s. 40(4)	No utilities in this area.

✓	Access must be given by highways 20 meters wide to the body of water at distances not greater than 200 meters between centre lines.	LTSA s.75 (1) (c)	This section only applies to subdivisions. We are dealing with a consolidation.  Additionally, there are accesses to the water at 31 <sup>st</sup> street and also to the east of the current 30 <sup>th</sup> street road end.
✓	Vesting an estate in fee simple	LTA s.135 – The registrar, by order, may vest in the petitioner an estate in fee simple to all or part of a public area adjacent to a parcel owned by the petitioner in the plan referred to in the petition if:  (a) the public area or part of it, as the case may be, has been cancelled by order of the registrar under this Part,  (b) at the time the plan was deposited, the petitioner was the fee simple owner of all land in the plan, and  (c) the petitioner continues to be the owner of all the land in the plan.	The road closure would qualify as a cancellation of a public area. However, for a petition under s. 135 to succeed, the petitioner must be the owner <i>at the time the plan was deposited</i> . The plan for the road (VAP4613) was deposited in 1914. The current owner of the adjacent property is Cong Bin Jin, a student, who registered a mortgage on the property in 2023. It is unlikely that he was the owner in 1914. He is unlikely to benefit under s. 135.
	Raise title	Form 17 Fee Simple – Title to Closed Road to raise title	Not prepared yet. Will be done before transfer.
	Consolidation	ADP for consolidation	Not prepared yet. Will be done before transfer.

**Schedule A**  
**Bylaw No. 4888, 2016**



District of West Vancouver

**Road Closure and Removal of Highway  
Dedication**  
**Bylaw No. 4888, 2016**

Effective Date: April 25, 2016

District of West Vancouver

**Road Closure and Removal of Highway  
Dedication  
Bylaw No. 4888, 2016**

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District of West Vancouver

## **Road Closure and Removal of Highway Dedication Bylaw No. 4888, 2016**

A bylaw to close and remove the dedication of a portion of highway adjacent to  
2998 Park Lane, West Vancouver

### **WHEREAS**

- A) under the *Community Charter* the Council of the District of West Vancouver may close a highway to traffic, and remove the dedication of a highway;
- B) the Council has posted and published notices of its intention to close the portion of highway referred to in this bylaw adjacent to the property located at 2998 Park Lane and remove its dedication as highway, and has provided an opportunity for persons who consider they are affected to make representations to Council;
- C) the Council does not consider that the closure will affect the transmission or distribution facilities or works of utility operators; and
- D) the Council of the Corporation of the District of West Vancouver deems it expedient to provide for the closure to traffic and removal of the dedication of that portion of highway referred to in this bylaw adjacent to the property located at 2998 Park Lane.

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

### **Part 1 Citation**

- 1.1 This bylaw may be cited as Road Closure and Removal of Highway Dedication Bylaw No. 4888, 2016.



## **Part 2 Severability**

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

## **Part 3 Road Closure and Removal of Highway Dedication**

- 3.1 That portion of highway dedicated by Plan 4613 and identified as "Closed Road" on Plan EPP60531, a reduced copy of which is attached hereto as Schedule A and forms part of this bylaw is closed to all types of traffic.
- 3.2 The dedication as highway of the Closed Road is removed.
- 3.3 The Mayor and Clerk are authorized to execute and deliver such transfers, deeds of land, plans and other documents as are necessary or desirable to effect the aforesaid closure and removal of highway dedication.

## **Schedules**

Schedule A – Reference Plan of Highway Closure dated 16 of March, 2016

READ A FIRST TIME on April 4, 2016

READ A SECOND TIME on April 4, 2016

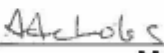
READ A THIRD TIME on April 4, 2016

PUBLICATION OF NOTICE OF ROAD CLOSURE AND REMOVAL OF  
HIGHWAY DEDICATION on April 8 and 15, 2016

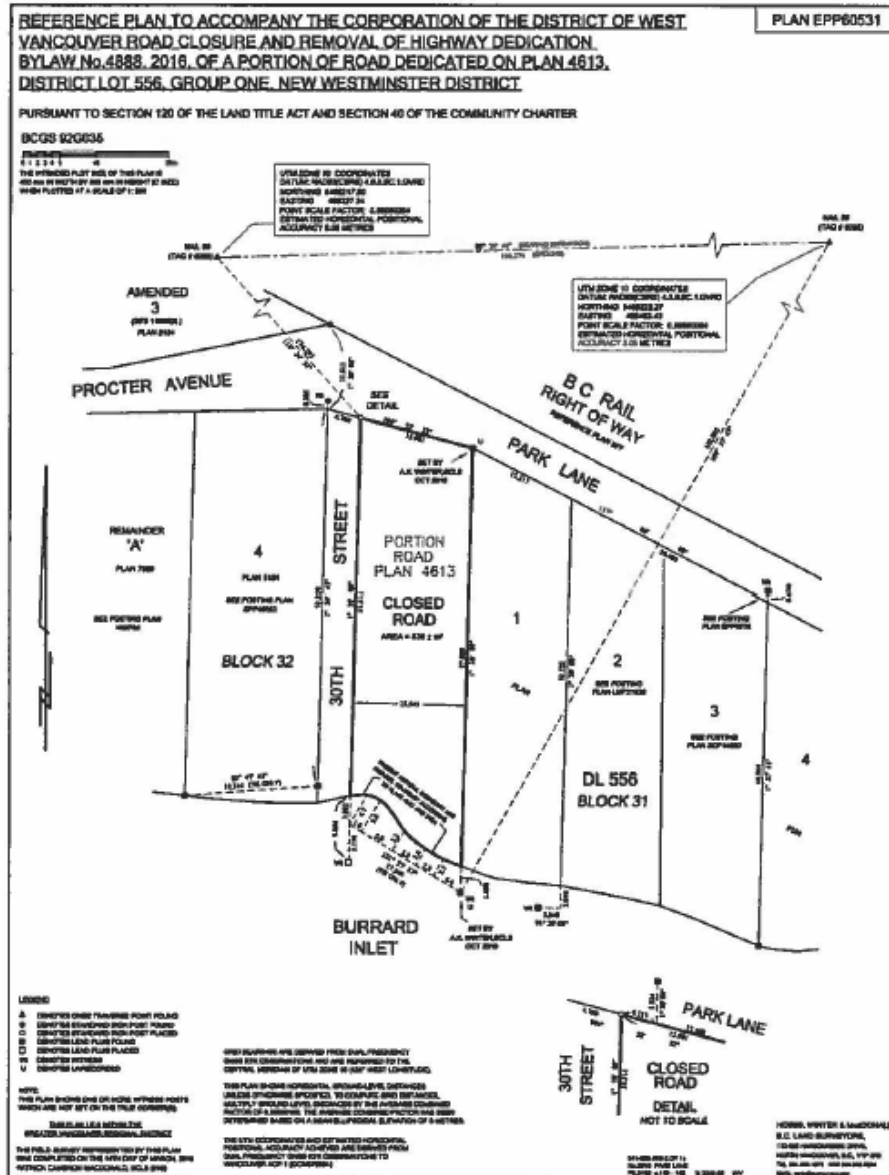
ADOPTED by the Council on April 25, 2016.



  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Municipal Clerk

# Schedule A – Reference Plan of Highway Closure dated 16 March, 2016



Schedule B

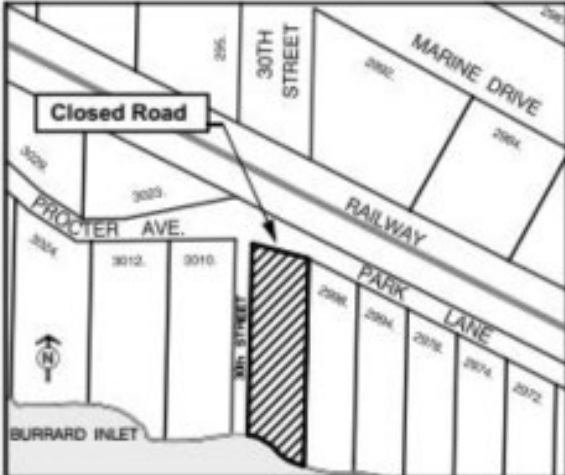
Notice to close road

# NOTICE

## ROAD CLOSURE & REMOVAL OF HIGHWAY DEDICATION BYLAW NO. 4888, 2016


In accordance with Section 40 of the *Community Charter*, the District of West Vancouver (the District) gives notice of its intention to close a portion of District highway adjacent to 2998 Park Lane and remove the dedication of that portion as a highway (the Closed Road). The Closed Road area is approximately 9,020 square feet (838 m<sup>2</sup>), more or less, and is shown outlined in bold and labeled as Closed Road in the sketch plan below.

The bylaw closing the portion of highway and removing its dedication will be considered for adoption by Council at its special meeting to be held at Municipal Hall, 750 17th Street, West Vancouver, on April 25, 2016, at 6 p.m. Persons who consider they are affected by the bylaw will be provided an opportunity to make representations to Council at the meeting, or by written submissions addressed to Mayor and Council and delivered to the Municipal Clerk prior to the meeting. Submissions to Council will be included in the public information package for Council's consideration.



Copies of the proposed bylaw and other related documents may be viewed at Municipal Hall from April 5 to 25, 2016 during regular business hours (8:30 a.m. to 4:30 p.m. Monday to Friday except for statutory holidays). For convenience only, some of the documents may also be available at [westvancouver.ca](http://westvancouver.ca) or in the Reference Department of the West Vancouver Memorial Library at 1950 Marine Drive (call 604-925-7400 for current hours of operation).

**FOR FURTHER INFORMATION CONTACT:**  
Patricia Eng, Land & Property Agent  
604-925-7067 | [peng@westvancouver.ca](mailto:peng@westvancouver.ca)



Schedule C  
Notice to Dispose

A42 | WEDNESDAY, OCTOBER 4, 2023

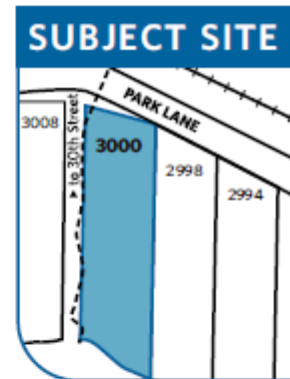
## NOTICE OF DISPOSITION

In accordance with section 26 of the *Community Charter*, the District of West Vancouver (the "District") hereby gives notice of its intention to dispose of the fee simple interest in a parcel of land located at 3000 Park Lane, West Vancouver BC, legally described as:

PID: 030-375-207  
THAT PART OF DISTRICT LOT 556 GROUP 1 NEW  
WESTMINSTER DISTRICT SHOWN ON PLAN  
EPP60531 (the "Lot").

The Lot is a vacant residential parcel, approximately 9,020 square feet in area, and zoned RS4. The location of the Lot is approximately as indicated in blue on the map. All measurements are approximate, and the Lot will be sold "as-is, where-is".

The Lot is available for acquisition by the public. The listing price is \$7,388,000. All inquiries may be directed to the District's realtor, Holly Calderwood (*Royal LePage Sussex*), at 604-561-9699, and offers must also be submitted to Holly Calderwood. The District may elect to accept an offer at any time. The highest or any offer may not necessarily be accepted.



[westvancouver.ca](http://westvancouver.ca)

*westvancouver*

Schedule D

Form 17 to raise title to 3000 Park Lane

Status: Registered

Doc #: CA6636255

RCVD: 2018-02-20 RQST: 2024-08-11 14.08.45

FORM\_17F\_V12

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA Feb-20-2018 20:34:30.004  
FORM 17 FEE SIMPLE  
LAND TITLE AND SURVEY AUTHORITY

CA6636255

PAGE 1 OF 1 PAGES

- Your electronic signature is a representation by you that:
  - you are a subscriber; and
  - you have incorporated your electronic signature into
    - this electronic application, and
    - the imaged copy of each supporting document attached to this electronic application,

Olga Rivkin DB8L2C	Digitally signed by Olga Rivkin DB8L2C Date: 2018.02.20 20:30:08 -08'00'
-----------------------	---

- Your electronic signature is a declaration by you under Section 168.41 of the *Land Title Act* in respect of each supporting document required in conjunction with this electronic application that:
  - the supporting document is identified in the imaged copy of it attached to this electronic application;
  - the original of the supporting document is in your possession; and
  - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.

Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the *Land Title Act*.

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Olga Rivkin, Lawyer  
 Lidstone & Company Law Corporation  
 1300 - 128 Pender Street West  
 Vancouver BC V6B 1R8  
 Document Fees: \$71.58

Tel: 604-899-2932  
 File No. 10006-040  
 Application to raise title to closed road

Deduct LTSA Fees? Yes

2a. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:  
[PID] [legal description]

**NO PID NMBR PORTION OF ROAD DEDICATED ON PLAN 4613, DISTRICT LOT 556, GROUP ONE, NEW WESTMINSTER DISTRICT**

STC? YES

Related Plan Number: EPP60531

2b. MARKET VALUE: \$ 1,00

3. NATURE OF INTEREST: Fee Simple

**TITLE TO CLOSED ROAD**

ADDITIONAL INFORMATION:

4. PERSON ENTITLED TO BE REGISTERED AS OWNER: (including occupation(s), postal address(es) and postal code(s))

**THE DISTRICT OF WEST VANCOUVER**

750 17TH STREET WEST VANCOUVER V7V 3T3	BRITISH COLUMBIA CANADA	Incorporation No n/a
--	----------------------------	-------------------------

Schedule E  
Bylaw No. 5342, 2024

**APPENDIX 1**



District of West Vancouver

**Road Closure and Removal of Highway  
Dedication Bylaw No. 5342, 2024**

Effective Date:

5736251v1

District of West Vancouver

# Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024

## Table of Contents

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Part 1	Citation .....	1
Part 2	Severability .....	1
Part 3	Road Closure and Removal of Highway Dedication .....	2
	Schedule A – Reference Plan of Highway Closure dated _____, 2024 .....	3



Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024

District of West Vancouver

## **Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024**

A bylaw to close and remove the dedication of a portion of highway adjacent to 3000 Park Lane, West Vancouver.

WHEREAS:

- A) under the *Community Charter*, the Council of The Corporation of the District of West Vancouver ("Council") may close a highway to traffic and remove the dedication of a highway;
- B) the Council has posted and published notices of its intention to close that portion of highway referred to in this bylaw and remove its dedication as highway, and has provided an opportunity for persons who consider they are affected to make representations to Council;
- C) the Council does not consider that the closure will affect the transmission or distribution facilities or works of utility operators; and
- D) the Council of the Corporation of the District of West Vancouver deems it expedient to provide for the closure to traffic and removal of highway dedication of that portion of highway referred to in this bylaw for the purpose of consolidation with adjacent property owned by the District and having a civic address of 3000 Park Lane, West Vancouver;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

### **Part 1 Citation**

- 1.1 This bylaw may be cited as Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024.

### **Part 2 Severability**

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

### **Part 3 Road Closure, Removal of Highway Dedication and Consolidation**

- 3.1 That portion of highway dedicated by Plan 4613 and identified as "ROAD TO BE CLOSED" (the "2024 Closed Road") on Plan EPP138726 attached hereto as Schedule A, which forms part of this bylaw, is closed to all types of traffic.
- 3.2 The dedication as highway of the 2024 Closed Road is removed.
- 3.3 The Mayor and Corporate Officer are authorized to execute and deliver such transfers, deeds of land, plans and other documents as are necessary or desirable to effect the aforesaid closure and removal of highway dedication.

### **Schedules**

Schedule A – Reference Plan EPP138726

READ A FIRST TIME on

READ A SECOND TIME on

READ A THIRD TIME on

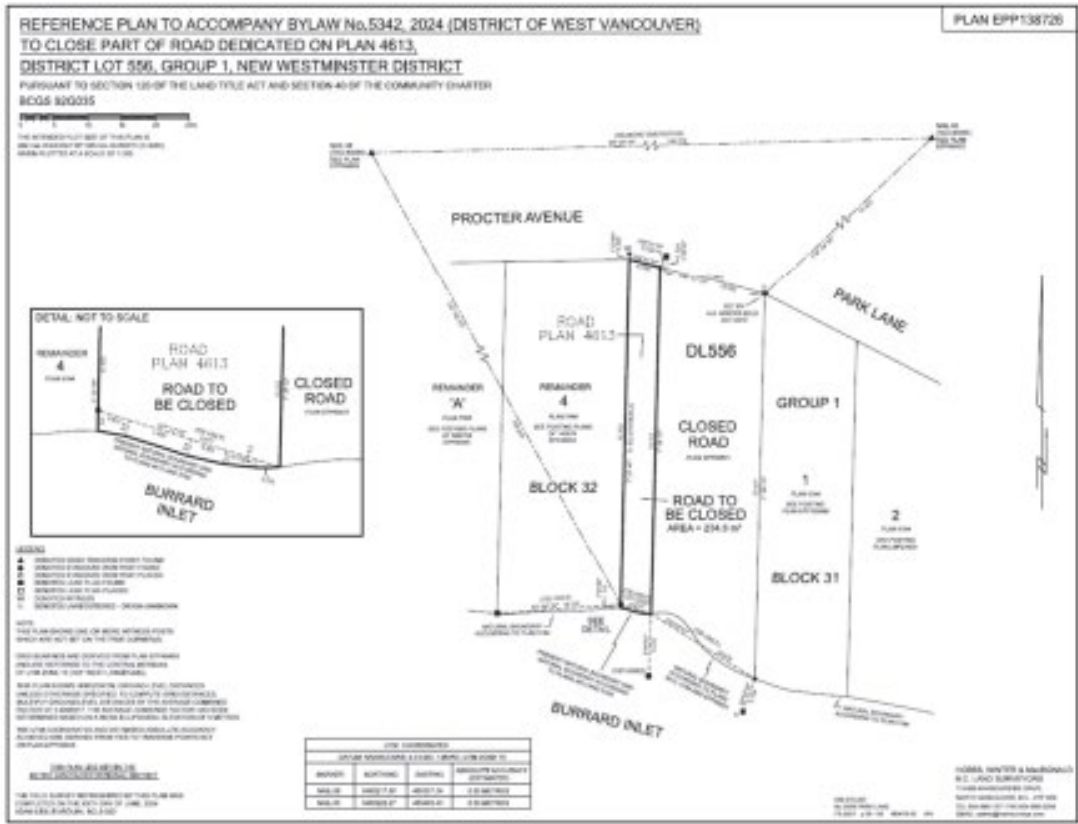
PUBLICATION OF NOTICE OF ROAD CLOSURE AND REMOVAL OF HIGHWAY DEDICATION on \_\_\_\_\_ and \_\_\_\_\_,

ADOPTED by the Council on .

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

### Schedule A – Reference Plan EPP138726



## Schedule F

### Notice to close road

# NOTICE OF ROAD CLOSURE

## NOTICE OF ROAD CLOSURE & REMOVAL OF HIGHWAY DEDICATION BYLAW NO. 5342, 2024

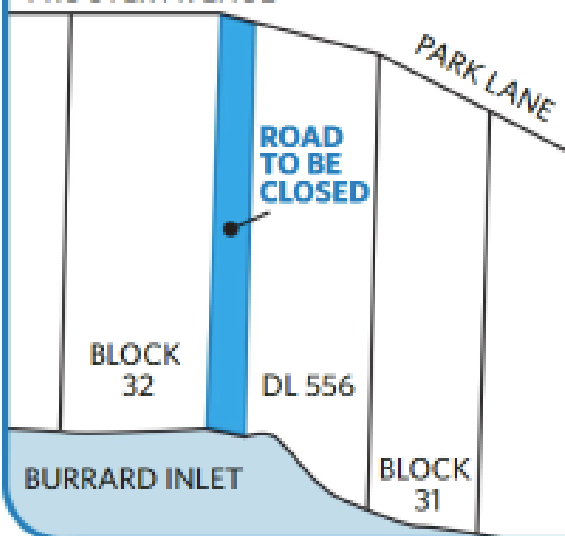
**WHAT:** An opportunity for public input will be held for proposed Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024.

**WHEN:** The opportunity for public input will be held during Council's regular meeting on July 22, 2024 at 7 p.m.

**WHERE:** Municipal Hall Council Chamber, 750 17th Street, and via Webex electronic communication facilities. Attend in-person or via Webex (visit [westvancouver.ca/webex](https://westvancouver.ca/webex)); or watch the meeting at [westvancouver.ca/c](https://westvancouver.ca/c).

### SUBJECT LAND SHOWN BLUE

#### PROCTER AVENUE



**SUBJECT LAND:** The portion of District highway adjacent to 3000 Park Lane shown as "ROAD TO BE CLOSED" on the adjacent plan (the "Closed Road"). The area of the Closed Road is approximately 234.8 m<sup>2</sup> (2527.37 square feet).

**PURPOSE:** In general terms, the purpose of the proposed bylaw is to enable the District to raise title to the Closed Road and consolidate it with the parcel located at 3000 Park Lane, which is currently owned by the District. The Closed Road would no longer be available for public use.

**COUNCIL WELCOMES YOUR INPUT:** All persons who consider they are affected by the proposed bylaw will be given an opportunity to be heard or present written submissions to Council. To participate in person, please attend the Municipal Hall Council Chamber at the time listed above. To participate by electronic communication facilities, please call 604-925-7004 on July 22, 2024 to be added to the speakers list. Instructions on how to participate are available at [westvancouver.ca/ph](https://westvancouver.ca/ph).

**PROVIDE YOUR SUBMISSION:** via email to [correspondence@westvancouver.ca](mailto:correspondence@westvancouver.ca); via mail to Municipal Hall, 750 17th Street, West Vancouver BC V7V 3T3; or address to Legislative Services and place in the drop box at the 17th Street entrance of Municipal Hall. Please provide written submissions by noon on July 22, 2024 to ensure their inclusion in the public information package for Council's consideration.

**MORE INFORMATION:** The proposed bylaw and other relevant documents that Council may consider in deciding whether to adopt the proposed bylaw and dispose of the subject lands may be inspected at [westvancouver.ca/notices](https://westvancouver.ca/notices) and at Municipal Hall from July 10 to 24, 2024, during regular office hours, Monday to Friday (8:30 a.m. to 4:30 p.m., excluding statutory holidays).

**QUESTIONS?** John Wang, Acting Director, Corporate Services  
[jtwang@westvancouver.ca](mailto:jtwang@westvancouver.ca) | 604-921-3420

west VANCOUVER

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!

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.:	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 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:			

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**

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

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 Real Estate Board of Greater Vancouver Board ("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'.



## Holly Calderwood PREC

Luxury Homes Realtor CLHMS, CIPS, CPM  
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

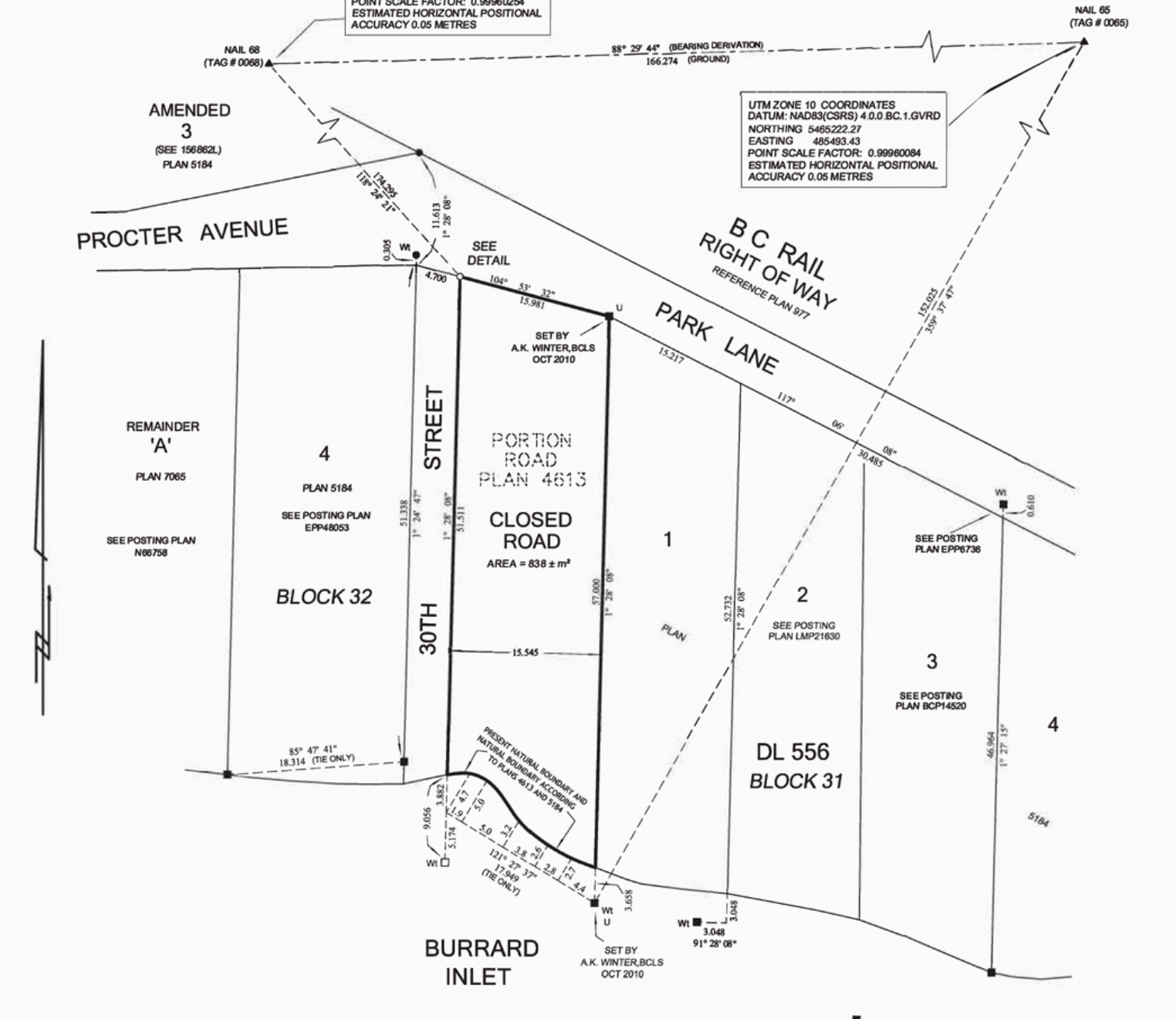
PURSUANT TO SECTION 120 OF THE LAND TITLE ACT AND SECTION 40 OF THE COMMUNITY CHARTER

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 5465217.90  
 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 TRUE DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99960189. 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)



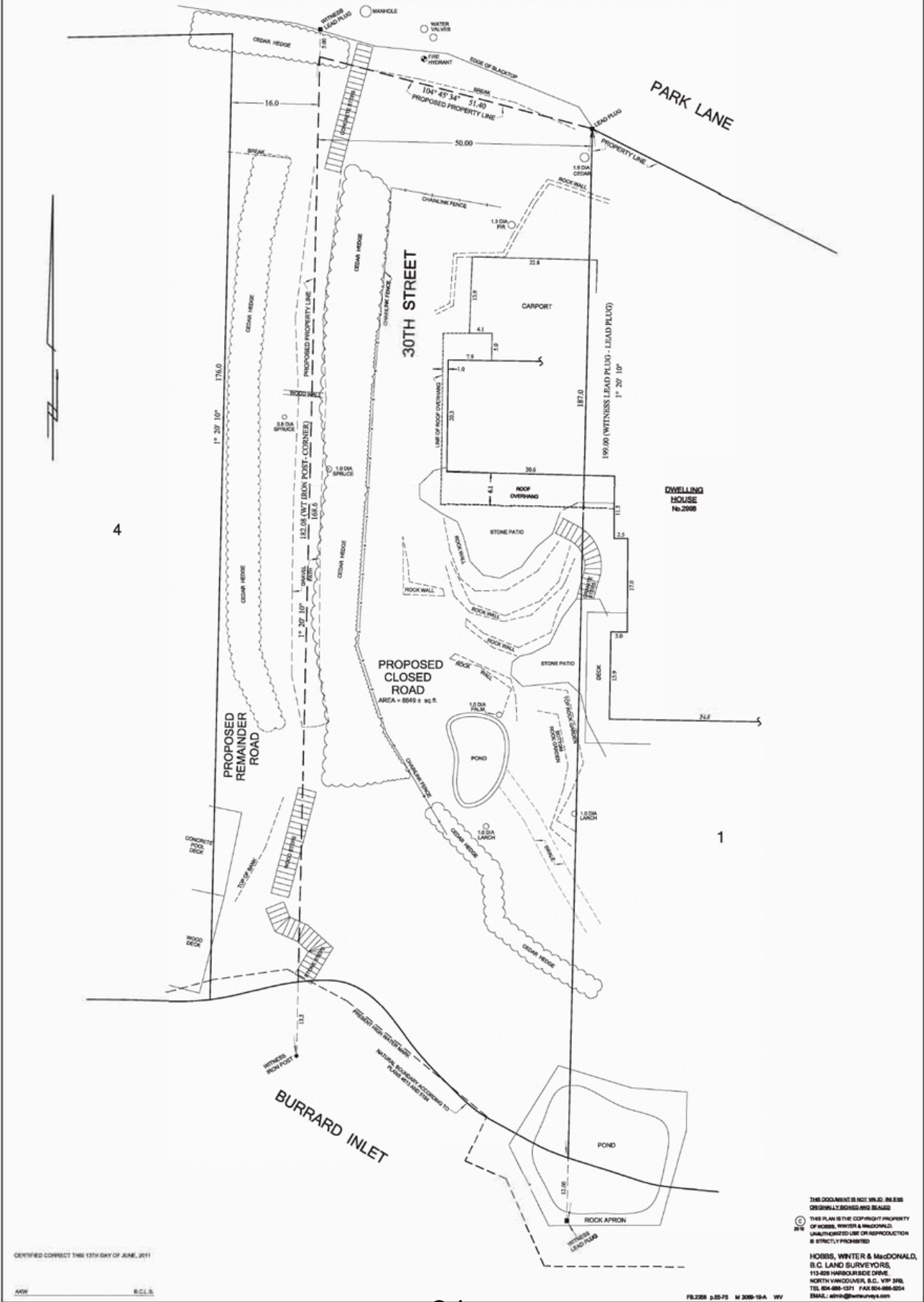
011-223-286 (LOT 1)  
 No.2998 PARK LANE  
 FB.2493 p.139 - 142 M 3244-26 WV

HOBBS, WINTER & MacDONALD,  
 B.C. LAND SURVEYORS,  
 113-828 HARBOURSIDE DRIVE,  
 NORTH VANCOUVER, B.C., V7P 3R9  
 TEL 604-986-1371 FAX 604-986-5204  
 EMAIL: adm@hwsurveys.com



**TOPOGRAPHIC SURVEY PLAN OF PART OF ROAD DEDICATED BY PLAN 4613 AND  
LYING ADJACENT TO LOT 1, BLOCK 31, DISTRICT LOT 556, PLAN 5184**

P.I.D. 011-223-208 (LOT 1)  
SCALE 1 INCH = 8 FEET



4

1

CERTIFIED CORRECT THIS 13TH DAY OF JUNE, 2011

AWP B.C.L.S.

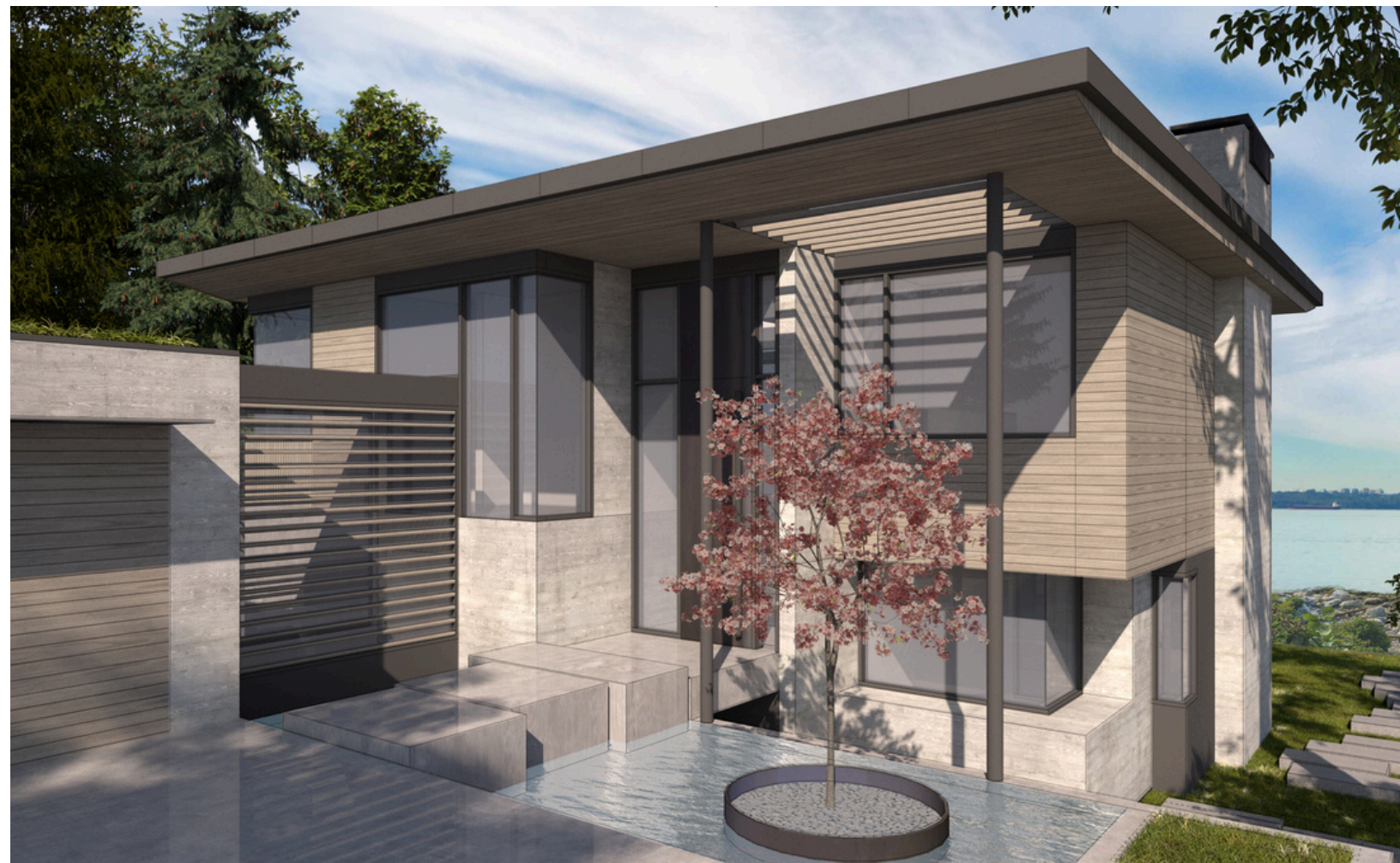
THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED  
THIS PLAN IS THE COPYRIGHT PROPERTY  
OF HOBBS, WINTER & McDONALD.  
UNAUTHORIZED USE OR REPRODUCTION  
IS STRICTLY PROHIBITED  
HOBBS, WINTER & McDONALD,  
B.C. LAND SURVEYORS  
113-628 HARBOURSIDE DRIVE  
NORTH VANCOUVER, B.C. V8P 3R6  
TEL: 604-886-1211 FAX: 604-886-0254  
EMAIL: admin@hwsurveyors.com

FB.228 p.05-75 M 308-19A WY





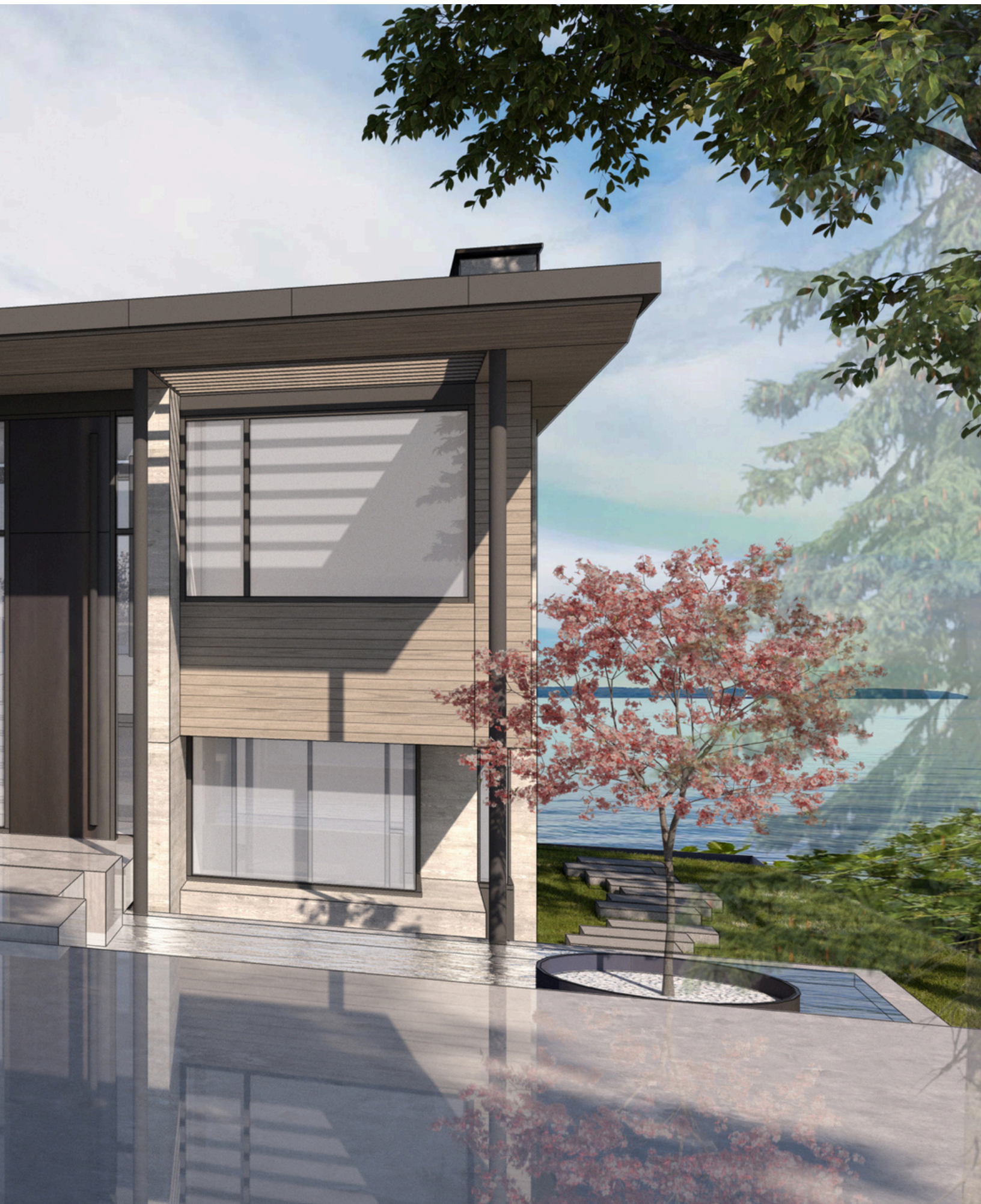




**DISTRICT OF WEST VANCOUVER GFA CALCULATION**

<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)

