

File No.: 04-1000-20-2025-150

April 10, 2025

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request dated February 27, 2025 under the ***Freedom of Information and Protection of Privacy Act*** for:

**Record of the administrative reports, purchase agreements, and any relevant documentation to the transactions related to the sale of the City-owned property at 150 West Pender Street, approved in April 2022 (RTS 15114), and the adjacent lane (RTS 15397). Date range: January 1, 2015 to February 26, 2025.**

A portion of the responsive records are attached. Please note, the Purchase Contract and its related amendments are excepted from disclosure under s.17(1) and s.21(1); additionally, in-camera records have been withheld under s.12(3)(b)\*. You can read or download these sections here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00).

Council reports and minutes relating to your request are publicly available on the City's website in relation to the December 7, 2022 Standing Committee meeting, located here: <https://council.vancouver.ca/20221207/pspc20221207ag.htm>.

\*In-camera decisions and reports are released when they are no longer considered sensitive. Released in-camera items may be viewed online here: <https://vancouver.ca/your-government/city-council-meetings-and-decisions.aspx> (select "get agendas and minutes").

Please note: effective May 25, 2010, new templates and procedures were established in the City of Vancouver for the pro-active release of in camera information, where release of the information has been determined to be no longer sensitive. The new procedures were requested by Council at the June 18, 2009, Standing Committee on City Services and Budgets meeting, in accordance with recommendations from a legal expert regarding improved handling of confidential information.

Under Part 5 of the Act, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (2025-150); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

*[Signed by Cobi Falconer]*

**Cobi Falconer, MAS, MLIS, CIPP/C**  
**Director, Access to Information & Privacy**

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response Package)

:pm

November 8, 2022

Jacob Woeller  
534 Cambie Street Holdings Ltd  
c/o PC Urban Properties  
Suite 880, 1090 West Georgia Street  
Vancouver, BC V6E 3V7

Dear Jacob Woeller:

**RE: Request for Lane Closure adjacent to 150 West Pender Street**

We write in regard to your request to the City Surveyor, on August 30, 2022 seeking our support for the closure and sale of the approximately 20 by 120 foot portion of lane abutting the property; Lot D, Block 38, District Lot 541, Plan 21020 ("Lot D"), at 150 West Pender Street (the "Lane Portion"). We attach a portion of our maps showing the subject development site in bold outline, with the Lane Portion shown hatched.

We note that this lane sale is a requirement of the Sale Contract, approved by Council at the In-Camera meeting on April 26, 2022, for the sale of Lot D and the Lane Portion.

We have received comments from all Engineering stakeholder branches and have determined that we are prepared to support the closure and sale of the Lane Portion, subject to the following conditions:

1. The Lane Portion is to be consolidated with Lot D, to form a single parcel, and subdivision of that site to result in the dedication of both the westerly 10 feet of Lot D and the Lane Portion, (a Building Setback / Surface Statutory Right of Way may be considered for the westerly 10 foot requirement), and a corner cut dedication of the north east portion of Lot D as illustrated in Figure 1 (below) for road purposes, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services. All plans required to achieve this consolidation, and all documentation and Land Title Office fees will be the purchaser's responsibility;

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ENG – Survey – DL541 – BK38 – 150 W Pender St – PC Urban – Letter Lane Sale

City of Vancouver, Engineering Services  
320 – 507 West Broadway  
Vancouver, British Columbia V5Z 0B4 Canada  
Tel: 3-1-1 Outside Vancouver 604.873.7000  
Website: [vancouver.ca](http://vancouver.ca)



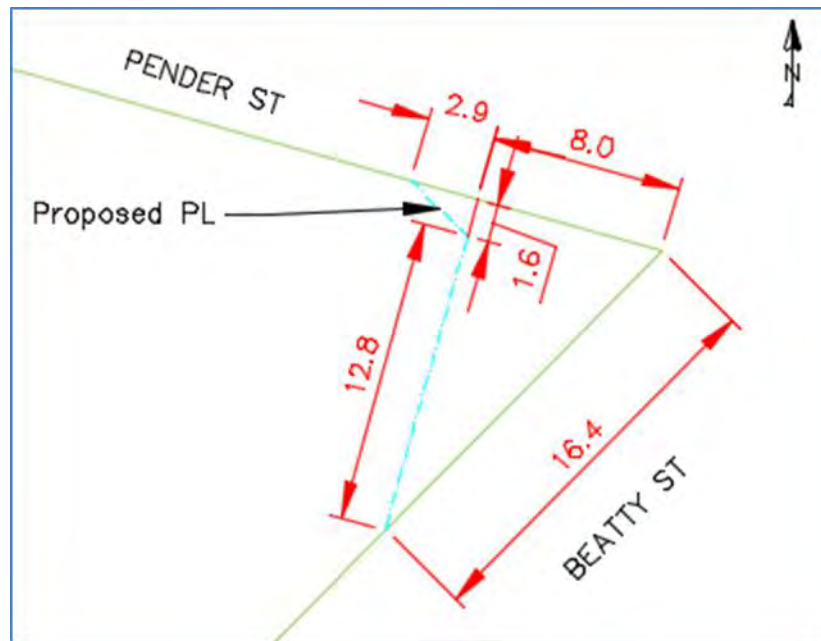


Figure 1 - Dedication requirements at the corner of W Pender Street and Beatty Street

2. Existing 250mm Sanitary pipe and existing 375mm Storm pipe to be relocated. The flows for the drainage of the property at 250 W Pender St have to be redirected on Cambie Street and then onto West Pender, until the intersection of Beatty St & W Pender Streets. There is currently a 300mm storm on Cambie St, and a 500mm storm on W Pender St to pick up this flow but there are no existing sanitary sewers along this route. All arrangements and related work to be to the satisfaction of the GMES. Contact the Sewers Branch (Bob Devlin) 604-673-8101 for further information;
3. City records indicate that there are existing public utilities within the portion of lane to be closed: B.C. Hydro underground ducting and o/h service, Telus underground services, Fortis 60DP gas main, and Shaw underground ducts. As such, submission of written consents to the proposed lane closure and confirmation of arrangements to address utility removal, relocation and future servicing from each of the affected utility companies will be required;
4. Registration of a temporary Statutory Right of Way agreement over the portion of lane to be closed for public utility purposes, to be discharged once all utilities impacted by the lane closure have been abandoned, relocated or otherwise protected, as necessary, and any associated street and lane reconstruction works have been completed to the satisfaction of the General Manager of Engineering Services (GMES);
5. Any agreements are to be drawn to the satisfaction of the DLS;

6. No legal right or obligation shall be created and none shall arise hereafter until the documents are executed by the parties thereto;
7. Payment of the Road Closure Fee (\$11,660.00, as per the Miscellaneous Fees By-law).

If you have any questions, please contact Jim Gregson at local 88329

Note this letter supersedes the previous version dated October 25, 2022.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Lon LaClaire', with a stylized flourish at the end.

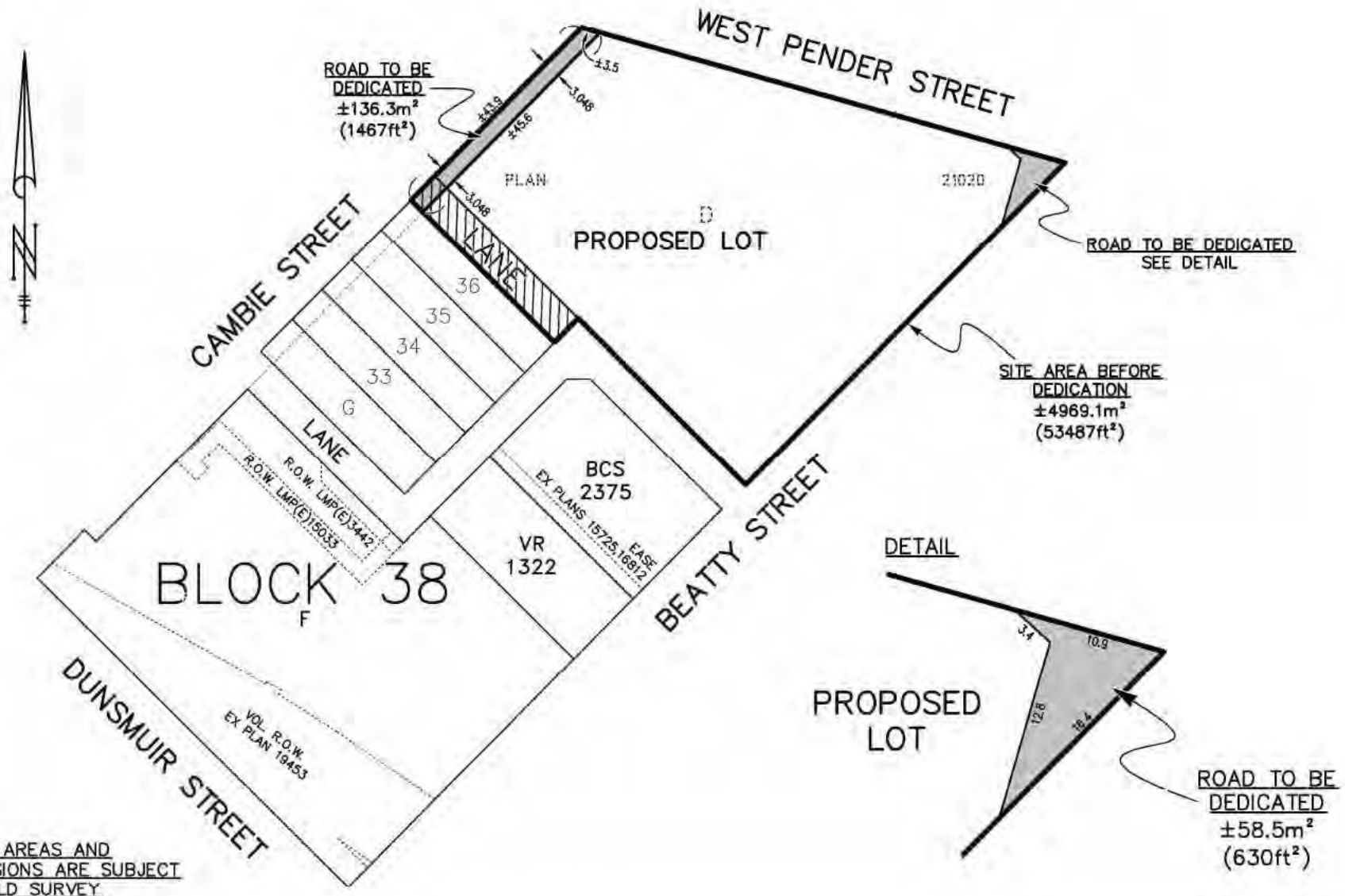
Lon LaClaire, M.Eng., P.Eng  
General Manager, Engineering Services

CC: Andrew Newman, Associate Director, Real Estate Services  
Bob Devlin, Sewer and Drainage Design

JG/jg

# SKETCH PLAN SHOWING PROPOSED CLOSURE AND SALE OF LANE ADJACENT TO LOT D, BLOCK 38, PLAN 21020, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER DISTRICT.

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
DRAWING NOT TO SCALE





## RESOLUTION

### Closure and Sale of a Portion of Lane Adjacent to 150 West Pender Street

#### WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. There is a sales contract with the owners of 534, 536, 548 and 550 Cambie Street, (550 Cambie JV LP, 548-550 Cambie Street Holdings Ltd. and 534 Cambie Street Holdings Ltd., collectively referred to as the "Buyer") to purchase [PID: 005-410-517] Lot D, Block 38, District Lot 541, Plan 21020, the "City Lands";
3. The Buyer of the City Lands has made application to purchase the abutting 223 square metre portion of lane;
4. The said portion of lane to be closed was dedicated by the deposit of Plan 210 in 1894;
5. The said portion of lane to be closed is no longer required for municipal purposes;
6. The said portion of lane to be closed will be conveyed to the Buyer and subdivided with the City Lands to form a single parcel and to dedicate road to the City.

THEREFORE BE IT RESOLVED THAT all that portion of lane adjacent to the said City Lands, the same as shown in heavy outline on the Reference Plan prepared by Bill Wong, B.C.L.S., completed on the 23rd day of November, 2022, and numbered Plan EPP125775, a copy of which is attached hereto, be closed, stopped-up and conveyed to the Buyer of the said City Lands; and

BE IT FURTHER RESOLVED THAT the said portion of lane to be closed is to be subdivided with the said City Lands to form a single parcel and to dedicate road to the City, to the satisfaction of the Director of Legal Services and the Approving Officer.

(Closure and Sale of a Portion of Lane Adjacent to 150 West Pender Street; Lot D, Block 38, District Lot 541, Plan 21020 (RTS 15397), as per Council authority date, December 7, 2022)

\* \* \* \* \*

I, Rosemary Hagiwara, Acting City Clerk of the City of Vancouver, hereby certify the foregoing to be a true and correct copy of a resolution passed by the Council of the City of Vancouver on the 7<sup>th</sup> day of December, 2022.

  
ACTING CITY CLERK