



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

Report Date: August 11, 2005
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RTS No.: 05442
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Meeting Date: September 13, 2005

TO: Vancouver City Council

FROM: The Director of the Housing Centre in consultation with the Director of Real Estate Services

SUBJECT: Parking Space for Leslie Lane House: 1117 Pendrell St.

RECOMMENDATION

THAT Council approve assigning its right to use a parking stall at 1125 Pendrell St. (Watson House) to the Vancouver Heritage Conservation Foundation for a nominal fee, approve the assignment of the right to use the stall to the 1117 Pendrell St. (the Leslie Lane House) Strata Corporation (Leasehold Strata BCS254), and authorize the Director of Legal Services to execute the necessary legal documents.

As this is a grant, 8 votes in support are required.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services recommends approval of the foregoing.

COUNCIL POLICY

Grants require 8 affirmative votes of Council.

PURPOSE

This report seeks approval to assign the City's exclusive right to use a parking stall at the back of Watson House to the Vancouver Heritage Conservation Foundation. The Foundation will assign the right to use the stall to the Leslie Lane House Strata Corporation. A nominal fee will be charged for the assignment and therefore this would be a grant to the Vancouver Heritage Conservation Foundation.

BACKGROUND

On July 26, 2001, Council approved the lease of a portion of the City owned site at 1125 Pendrell St. (the Watson House site) to the Vancouver Heritage Conservation Foundation. The Foundation proposed to relocate the Leslie Lane House from 1380 Hornby St. to the new lot to addressed as 1117 Pendrell St. The Foundation intended to renovate the Lane House and then to sell the renovated house with the proceeds to be used to fund the Foundations operations. The site was leased to the Foundation for 60-years at a nominal prepaid rent, representing a grant with an estimated value of \$350,000.

The Leslie Lane House renovations were completed in 2002, creating two units in the house, and on February 27, 2003, Council approved the heritage designation for the house. In April 2003, the Foundation sold the Lane House, by way of an assignment of the ground lease of 1117 Pendrell St., to the purchaser.

On February 10, 2004, Council approved leasing Watson House at 1125 Pendrell St. to the Mole Hill Community Housing Society for 60 years with Coast Foundation as the operator of an 8-bed special needs residential facility for persons with mental illness. A condition of the lease is that the City be granted the right to use one of the Watson House parking stalls.

DISCUSSION

During the planning for the renovations of the Lane House, it was decided to stratify the building to create two independent dwelling units within the building. Two parking stalls were required with one to be located on site off the lane and the other in the lane.

When the reconstruction of the lane was undertaken as part of the overall Mole Hill redevelopment, providing the parking stall in the lane proved unworkable. As a result, it was proposed to locate the second parking stall on the Watson House site adjacent the lane house. This was agreeable to the Mole Hill Community Housing Society and Coast Foundation, and the lease with Mole Hill gives the City the exclusive right to use a parking stall off the lane to satisfy the parking requirements for the Lane House.

As the Leslie Lane House renovation was initiated and undertaken by the Vancouver Heritage Conservation Foundation, and the Foundation has the direct relationship with the purchaser of the Lane House, it is proposed that the City assign its right to use a parking stall on the Watson House site to the Foundation. The Foundation in turn will assign its right to use the stall to the Strata Corporation (Leasehold Strata Plan BCS254) for the Lane House.

It is recommended that the City's assignment of the parking stall to the Foundation be for a nominal fee and for the same term as the lease for the Lane House. This would be an addition to the grant approved in 2001 and would have a value of approximately \$15,000. As this is a grant, 8 affirmative votes of Council are required.

FINANCIAL IMPLICATIONS

There are no financial implications.

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