



## CITY OF VANCOUVER

# A3

### ADMINISTRATIVE REPORT

Report Date: November 17, 2005  
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CC File No.: 5306  
Meeting Date: December 13, 2005

TO: Vancouver City Council

FROM: Director of Real Estate Services in Consultation with the Director of Facility Design and Management

SUBJECT: Subdivision of 3867 - 3869 Main Street and 3891 Main Street for the Development and Construction of the Little Mountain Neighbourhood House

#### RECOMMENDATION

THAT Council authorize the Director of Real Estate Services to complete the subdivision of the City-owned lots at 3867-3869 Main Street (Parcel Identifier: 003-565-611 Lot 14, Except Part In Plan 4432, Block 4, District Lot 630, Plan 1395 and Parcel Identifier: 014-805-243 Lot 15, Except (A) the West 6 Feet Now Lane, (B) Part In Plan 4432 and (C) Part In Explanatory Plan 8792, Block 4, District Lot 630, Plan 1395) and 3891 Main Street (Parcel Identifier: 014-805-430 Lot 16, Except (A) The West 10 Feet Now Lane and (B) Part In Plan 4432, Block 4, District Lot 630, Plan 1395) (Appendix A) in order to dedicate the West 10 feet of Lot 14 for lane purposes and to consolidate the balance of the site into one parcel prior to the development of the Little Mountain Neighbourhood House.

#### GENERAL MANANGER'S COMMENTS

The General Manager of Corporate Services RECOMMENDS approval of the foregoing.

#### COUNCIL POLICY

Section 291 of the Vancouver Charter provides for establishing, laying out, opening, maintaining and improving streets and for determining the width and boundaries of streets.

## **PURPOSE**

The purpose of this report is to request Council authority for the Director of Real Estate Services to dedicate the West 10 feet of Lot 14 for lane purposes and to complete the consolidation of three City-owned lots at 3867 - 3869 Main Street and 3891 Main Street into a single parcel.

## **BACKGROUND**

On July 23, 2002, City Council approved the purchase of the subject property for the construction of the Little Mountain Neighbourhood House. The City assumed several lease agreements when the property was purchased. The leases will be expiring shortly and the tenants will be vacating the premises.

Development Permit DE409240 for the development of the neighbourhood house has a "prior-to-issuance" condition that the West 10 feet of Lot 14 be dedicated for lane purposes and the balance of the site be consolidated into a single parcel.

## **DISCUSSION**

The residential tenants have been given notices to vacate by January 31, 2006 and the commercial leases will be ending shortly thereafter. On July 23, 2002, Council approved the demolition of the improvements once the tenants had vacated. A building currently stands on the portion of Lot 14 that is to be dedicated as lane. The Legal Services Department has been instructed to prepare an agreement for the temporary encroachment of the building. Once the tenants have vacated and the building has been demolished the agreement will be discharged. In the meantime, with Council's approval, the subdivision can advance to the Approving Officer prior to registration in the Land Title Office so as to satisfy the "prior-to-issuance" condition of the development permit.

## **FINANCIAL IMPLICATIONS**

On July 23, 2002 Council approved the cost of demolition, soil remediation and hazardous building removal and other related costs being recovered from the project development budget for the neighbourhood house.

## **CONCLUSION**

The Director of Real Estate Services seeks Council approval to complete the subdivision of the three City-owned lots at 3867 - 3869 Main Street and 3891 Main Street.

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