



# A4

## ADMINISTRATIVE REPORT

Report Date: April 8, 2013  
Contact: Michael Flanigan  
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Meeting Date: May 15, 2013

TO: Vancouver City Council

FROM: Director of Real Estate Services and the General Manager of Real Estate and Facilities Management

SUBJECT: Lease of City-owned Property at 2009 Stainsbury Avenue to Simon Fraser University

### *RECOMMENDATION*

THAT Council authorize the Director of Real Estate Services to negotiate and execute a new lease (the "Lease") with Simon Fraser University (the "Tenant") for a portion of City-owned property located at 2009 Stainsbury Avenue (the "Premises"), legally described as PID: 013-756-834, Lot A, Block 6, Plan 22230, District Lot 195, New Westminster District (see Appendix "A"), on the following terms and conditions:

Term: Two (2) years commencing April 1, 2013.

Area: Rentable area of approx. 3,725 sq. ft.

Rent: Nominal Gross rent. One dollar (\$1.00) per year including property taxes in lieu.

Use: The Premises are to be used for the temporary erection of a residential dwelling known as West House, and the permitted rental of the dwelling for the purpose of monitoring the efficiency of its design and construction related to sustainable development.

Other Terms And Conditions: The lease is to be provided on the City's Standard Lease Agreement, drawn to the satisfaction of the Directors of Legal and Real Estate Services. It being noted that no legal right or obligation will be created and none arise until the lease document is fully executed by both parties.

The Tenant to be responsible for all costs pertaining to the erecting, maintaining, renting and removing of the building. The Premises are leased "as is".

The Landlord shall have the right to terminate the Lease upon six (6) months written notice at any time during the term.

The foregoing constitutes a grant and approval requires eight affirmative votes of Council.

### ***REPORT SUMMARY***

The purpose of this report is to seek Council approval to lease the premises at 2009 Stainsbury Avenue to the Tenant for a term of two (2) years commencing April 1, 2013, for a nominal rent of \$1.00 per annum including property taxes in lieu.

### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

Pursuant to Section 206(1) (j) of the Vancouver Charter, Council may, by resolution passed by not less than two-thirds of all its members, provide for the making of money grants to any organization deemed by the Council to be contributing to the culture, beautification, health, or welfare of the city.

### ***CITY MANAGER'S/GENERAL MANAGER'S COMMENTS***

The General Manager of Real Estate & Facilities Management RECOMMENDS approval of the foregoing.

### ***REPORT***

#### ***Background/Context***

The Premises are situated at the corner of Victoria Drive and Stainsbury Avenue. This Property Endowment Fund property was acquired in 1976 and is currently shared with Cedar Cottage Garden Society as a community garden.

The Sustainable Laneway Housing Project began in December 2009 with the partnership of BC Hydro, Simon Fraser University and the City of Vancouver. West House was showcased during the 2010 Olympic Games at the Vancouver LiveCity site. After the Olympics, it was relocated to the Premises in March 2010, where it currently serves as a technology showcase and research and development test bed.

### *Strategic Analysis*

The City of Vancouver's Sustainability Group and Simon Fraser University have collaborated on the development of SFU's Sustainable Laneway Home Demonstration Project. The project is intended to serve several public objectives including the promotion of awareness of sustainable-related issues and solutions.

The SFU-led initiative into the research of sustainable, residential-living technologies showcases, and provides a test bed for local industrial technologies related to sustainable development.

### *Financial Implications*

There is no financial outlay associated with the lease to Simon Fraser University other than the rental opportunity cost. The market rent for the Premises is estimated to be \$10,000 per year including property taxes in lieu.

### *CONCLUSION*

The Director of Real Estate Services supports the lease for two years and RECOMMENDS the request for a grant in lieu of rent and property taxes.

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