



## COUNCIL REPORT

Report Date: May 6, 2025  
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RTS No.: 17920  
VanRIMS No.: 08-2000-20  
Meeting Date: June 3, 2025  
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Engineering Services in consultation with the Director of Real Estate Services

SUBJECT: Renewal of Lease Agreement with The Roman Catholic Archbishop of Vancouver for the portion of lanes adjacent to 3078 Renfrew Street, 2953 East 15th Avenue, and 3025 Nootka Street

### Recommendations

- A. THAT Council close and stop-up that approximately 1288 square metre portion of lane abutting 3078 Renfrew Street, 2953 East 15th Avenue, and 3025 Nootka Street, all as further described in Appendix C (collectively, the "Abutting Lands");
- B. THAT Council authorize staff to negotiate and execute a lease agreement (the "Lease") with the registered owner of the Abutting Lands, being The Roman Catholic Archbishop of Vancouver (the "Lessee"), for the approximately 1288 square metre portion of lane within Block B, Section 43, Town of Hastings Suburban Lands, Plan 11660 and as generally shown hatched on the sketch plan attached as Appendix A (the "Lease Area"), subject to the terms and conditions noted in Appendix B, all to the satisfaction of the Director of Real Estate Services and Director of Legal Services;

*As the rent for the proposed Lease will be below market, Recommendation B constitutes a grant valued at approximately \$130,000 per annum and requires 2/3 affirmative votes of Council members per Vancouver Charter section 206(1).*

- C. THAT no legal rights or obligations will arise or be created between the City and the Roman Catholic Archbishop of Vancouver unless and until a legally binding agreement for the Lease is successfully negotiated and executed as authorized.

## **Purpose and Executive Summary**

On October 6, 2009, Council approved a grant to the Roman Catholic Archbishop of Vancouver (the “Lessee”) for a 10-year term, plus 5-year renewal term, lease agreement for the Lease Area. The Roman Catholic Archbishop of Vancouver has been overholding since the renewal term expired on October 31, 2024.

This report seeks Council authority to continue to close and stop-up the Lease Area, and recommends Council approve the negotiation and execution of the Lease with the Roman Catholic Archbishop of Vancouver for access and parking purposes necessarily incidental to the Abutting Lands.

## **Council Authority/Previous Decisions**

The authority for closing and disposing of streets and lanes is set out in the *Vancouver Charter*. Pursuant to Section 289A(a), Council may, by lease or licence, permit the use of stopped-up and closed surfaces of streets by the occupants of abutting property that is zoned for other than residential use.

The authority to lease City-owned property at less than market rent (a grant) is set out in the *Vancouver Charter*. Pursuant to Section 206(1)(a), no less than two-thirds of all members of Council must approve a resolution for the making of a grant to a charitable institution.

On October 6, 2009 (RTS 8193) Council authorized a lease agreement with the Roman Catholic Archbishop of Vancouver for the Lane portions adjacent 3078 Renfrew Street.

## **City Manager’s Comments**

The City Manager concurs with the foregoing recommendations.

## **Context and Background**

The Lease Area has been rented to Lessee since 1956 to provide a greater accessibility to the cultural and community functions located on the Abutting lands. Prior to Council’s approval to enter into a lease agreement in October 2009, the Lessee rented the Lease Area on a year-to-year basis for a nominal rate of \$5.00 per annum, and under the formal lease the annual rent was agreed upon at \$500. A nominal lease rate of City-owned property may be provided to charitable institutions in the form of a grant. The City benefits from the lessee’s responsibility for the maintenance, and the lease includes indemnification provisions to protect the City.

The Abutting Lands make up the entire block and were developed in the 1950s and 1960s. The Lessee is the registered owner of the Abutting Lands, located on which are St. Jude’s Elementary School and St. Jude’s Parish. The subject lanes comprising the Lease Area are currently being used and will continue to be used for access and parking associated with both the school and the parish and include some grassed surfacing areas where landscaping is maintained.

## **Discussion**

Upon conducting a comprehensive Engineering stakeholder's review, it was determined that that the subject lanes are not currently required to be open for public access. The Lease Area contains a 900-millimetre diameter GVRD sewer pipe, a 300-millimetre diameter City sewer pipe, underground BC Hydro and Telus ducts, as well as overhead BC Hydro, Telus, and Rogers Communications. The Lease Area will continue to function as a public utility corridor for both overhead and underground utilities and the Lease will continue to provide the City with the appropriate indemnities and access requirements.

The Lease will be drawn to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Director of Real Estate Services. Lease terms are summarized in Appendix B of this report.

## **Financial Implications**

Staff recommend that the total rent be set at a nominal rate of \$750.00 per year. The value of the grant is based on the difference between the nominal rental rate under the Lease and the fair market value of the Lease, which is estimated at approximately \$130,000 per annum.

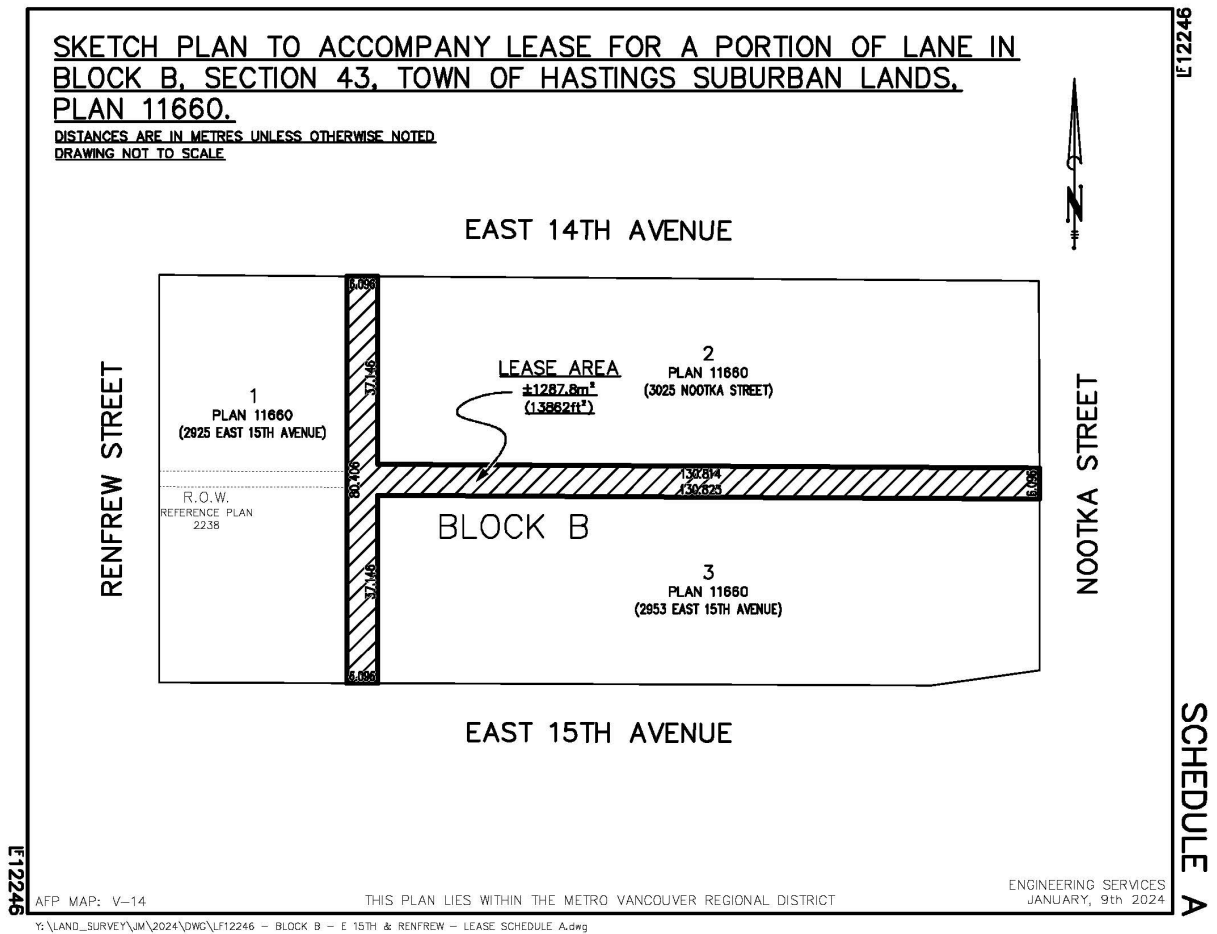
## **Legal Implications**

No legal rights or obligations will arise or be created between the Roman Catholic Archbishop of Vancouver and the City unless and until a legally lease agreement is successfully negotiated and executed by the City through its authorized signatories as authorized by Council and executed by the Roman Catholic Archbishop of Vancouver.

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## APPENDIX A

### Sketch Plan



## **APPENDIX B**

### **Lease Terms**

1. The Lease Area is to be leased to the owner and tenant (the “Lessee”) of the Abutting Lands, as described in Appendix C, for the purposes of access and parking for the school and church facility;
2. The initial term shall be ten (10) years, with an option to renew for one (1) additional five (5) year term, and the City shall have the right to early termination upon twelve (12) months’ notice;
3. Annual rent inclusive of property taxes to be \$750 plus GST;
4. No improvements nor new structures of any type will be permitted on or within the Lease Area;
5. The use of the Lease Area is strictly for access and parking only;
6. The City and outside third party utility companies shall retain all rights to access the Lease Area (24 hours per day, seven (7) days a week) to operate, inspect, install, construct, repair, remove, replace, or maintain all overhead and underground utilities;
7. The Lessee is to maintain the Lease Area in a neat, tidy and safe condition, including maintenance of the paved surface and responsibility for snow removal in a manner satisfactory to the General Manager of Engineering;
8. The Lessee shall assume full responsibility for the use of the Lease Area and must provide appropriate liability and damage insurance to the sole satisfaction of the City;
9. Upon the expiry or earlier termination of the Lease, the lessee must restore the Lease Area to the satisfaction of the General Manager of Engineering Services;
10. The Lease will terminate upon any redevelopment of the site;
11. The Lessee is to be responsible for all necessary costs; and
12. Any agreements are to be drawn to the satisfaction of the Director of Legal Services, the Director of Real Estate Services and the General Manager of Engineering Services.

**APPENDIX C**  
**The Abutting Lands**

<b>Address</b>	<b>Parcel Identifier (PID)</b>	<b>Legal Description</b>
3078 Renfrew Street	006-787-827	Lot 1, Block B, Section 43, Town of Hastings Suburban Lands, Plan 11660
3025 Nootka Street	006-787-835	Lot 2, Block B, Section 43, Town of Hastings Suburban Lands, Plan 11660
2953 East 15th Avenue	006-787-843	Lot 3, Block B, Section 43, Town of Hastings Suburban Lands, Plan 11660