

APPLICATION TO EXEMPT DESIGNATED ROOMS FROM SCHEDULE A OF SINGLE ROOM ACCOMMODATION BY-LAW

APPENDIX A

To: Housing Centre Director
Vancouver City Hall
453 West 12th Avenue
Vancouver, BC V5Y 1V4



City of Vancouver

The undersigned applies to Council to exempt the following property or specific rooms therein from Schedule A of the Single Room Accommodation By-law.

1. Civic Address: 1176 GRANVILLE ST.

Legal Description: Lot Subdivision Block District Lot Plan

Building Name: THE HOWARD JOHNSON HOTEL

2. Total number of rooms in the above building: 110 Proposed # of rooms to be exempt: 110

Table with columns: Floor level, # of rooms on this floor, Proposed Room Nos. to be exempt, (Attach separate sheet if more space required). Includes rows for Room Nos.

3. The following documents are attached and form part of this Application (see "Required Information for Application to Exempt Designated Rooms from Schedule A of SRA By-law" on the reverse side of this form):

SEE ATTACHED

4. This application is based on the following reasons:

HOWARD JOHNSON PROVIDES TOURIST ACCOMMODATION

5. Please print names and addresses of owner(s). If owner is a corporation, you must provide Incorporation Certificate and names and addresses of all directors and associates (Attach separate sheet if more space required):

SEE ATTACHED

6. I am the: Property Owner Property/Building Manager Agent for owner Other

7. I file this application with the full consent of the owner(s).

8. I declare that the statements contained in this application and all attached documents and plans are true and correct.

Name of Applicant (Please print): Mel Espadilla

Name of Company (if applicable): Howard Johnson Hotel

Mailing Address: 1176 Granville St. city: Vancouver Postal Code: V6Z 1L8

Telephone: 604-688-8701 Cell Phone: 604-641-7649 Fax: 604-688-8335

Signature of Applicant: [Signature] Date: Oct. 23, 2003

Office Use: Application No. SA 4006000 Date Received: Oct 23/2003 To Council: Nov 18/2003 From Council: Decision:

As Of: OCT 28, 2003 BC Online: COMPANIES - CORPORATION SEARCH 03/11/07
Lterm: XTSA1420 For: RC97274 CITY OF VANCOUVER 08:56:18
Folio: Printer: XCOLP957

BC COMPANY

Name: THE GATEWAY HOTEL INC.

Incorporation No: 0545061

Incorporation Date: 18 JUN., 1997

Last Annual Report Date: 18 JUN., 2003

Nbr of Principals: 5

In Liq: NO Receiver: NO Reporting: NO

Previous Name : 545061 B.C. LTD.

Date of Change: 05 JUN., 1998

Registered Office: 206 1638 WEST BROADWAY
VANCOUVER BC
V6J 1X6

CS73 - PRESS ENTER FOR MORE INFORMATION

PF1-Help

PF2-BCOL

PF3-Return

PF7-Back

PF8-Forward

PF10-Print

As Of: OCT 28, 2003 BC Online: COMPANIES - CORPORATION SEARCH 03/11/07
Lterm: XTSA1420 For: PC97274 CITY OF VANCOUVER 08:56:08
Folio: Printer: XCOLP957

Director: Y Officer: N
Dir/Off Name: NAUSHAD VELLANI
Position:
Address: 8258 GOVERNMENT ST
BURNABY BC
V5A 2E3

CS74 - NO MORE INFORMATION TO DISPLAY

PF1-Help

PF2-BCOL

PF3-Return

PF7-Back

PF8-Forward

PF10-Print

As Of: OCT 28, 2003 BC Online: COMPANIES - CORPORATION SEARCH 03/11/07
Lterm: XTSA1420 For: PC97274 CITY OF VANCOUVER 08:56:14
Folio: Printer: XCOLP957

Records Office: 206 1638 WEST BROADWAY
VANCOUVER BC
V6J 1X6

Director: Y Officer: N
Dir/Off Name: HANEEF ESMAIL
Position:
Address: 3065 BAINBRIDGE AVE.
BURNABY BC
V5A 2S9

Director: Y Officer: N
Dir/Off Name: KARIM PUNJA
Position:
Address: 541 TEMPE CRESCENT
N VANCOUVER BC
V7N 1E8

CS73 - PRESS ENTER FOR MORE INFORMATION

PF1-Help PF2-BCOL PF3-Return PF7-Back PF8-Forward PF10-Print

As*Of: OCT 28, 2003 BC Online: COMPANIES - CORPORATION SEARCH 03/11/07
Lterm: XTSA1420 For: PC97274 CITY OF VANCOUVER 08:50:27
Folio: Printer: XCOLP957

Director: Y Officer: Y
Dir/Off Name: ALMUNIR REMTULLA
Position: PRESIDENT
Address: 5938 HUDSON ST.
VANCOUVER BC
V6M 2Z5

Director: Y Officer: Y
Dir/Off Name: HANIF VELLANI
Position: SECRETARY
Address: 8079 HUNTER ST
BURNABY BC
V5A 2B8

CS73 - PRESS ENTER FOR MORE INFORMATION

PF1-Help

PF2-BCOL

PF3-Return

PF7-Back

PF8-Forward

PF10-Print



CITY OF VANCOUVER PROPERTY TAX NOTICE - 2003

453 WEST 12TH AVENUE, VANCOUVER, B.C. V5Y 1V4 PHONE: 604-873-7833 OFFICE HOURS: 8:30 AM - 5:00 PM MONDAY TO FRIDAY

81182-

DUE DATE: JULY 3, 2003

5% PENALTY ADDED IF TAXES NOT PAID OR HOME OWNER GRANT NOT CLAIMED BY DUE DATE. SEE REVERSE.

TAX ACCOUNT NO. 196-1838
ASSESSMENT NO. 029-130-608-70

403375 BC LTD

1176 GRANVILLE ST
VANCOUVER BC

LEGAL DESCRIPTION OF PARCEL PLAN 210
LOTS 13 TO 16 BLK 93 DL 541

G
60

PROPERTY ADDRESS
1162-1180 GRANVILLE

V6Z 1L8

PROPERTY VALUE INFORMATION	PROPERTY CLASS	LAND	BUILDINGS	TOTAL
2003 ACTUAL VALUES	BUSINESS & OTHER	1,549,000	4,995,000	6,544,000
2002 ACTUAL VALUES		1,242,000		
2001 ACTUAL VALUES		1,242,000		
2003 AVERAGED LAND VALUES		1,344,333		
TAXABLE VALUES - GENERAL		1,344,333	4,985,000	6,329,333
TAXABLE VALUES - SCHOOL		1,344,333	4,985,000	6,329,333
TAXABLE VALUES - GVTA		1,344,333	4,985,000	6,329,333

FOR 2004 TAXES, YOU COULD ARRANGE TO PAY IN EQUAL INSTALMENTS BY ENROLLING IN OUR PREPAYMENT PLAN. SEE REVERSE FOR MORE INFORMATION.

RATES	A GROSS TAXES NO GRANT	TAXES PAYABLE IF HOME OWNER GRANT CLAIMED: COMPLETE APPLICATION BELOW	
		B BASIC GRANT UNDER AGE 65	C ADDITIONAL GRANT AGE 65+ & OTHER
SCHOOL LEVY LESS: HOME OWNER GRANT	10.06992 63,735.88		
NET BASIC SCHOOL TAXES	63,735.88		
REGIONAL DISTRICT	.26254		
B.C. ASSESSMENT AUTHORITY	.33003		
MUNICIPAL FINANCE AUTHORITY	.00010		
TRANSPORTATION AUTHORITY	1.69410		
NET OTHER TAXING AUTHORITY TAXES	14,473.72		
CITY OF VANCOUVER GENERAL LEVY	16.36674		
METER WATER			
FIRELINE - 100MM			
DOWNTOWN BIA	2003-03		
ENCROACHMENTS	2003-03		
MISC. - MAINTENANCE	2003-03		
	277.00		
	2,020.67		
	980.00		
	36.30		
LESS: RESIDUAL HOME OWNER GRANT			
NET CITY TAXES	106,904.52		
TOTAL 2003 TAXES	185,114.12		
ARREARS: INCLUDING INTEREST TO JULY 3, 2003			
LESS: TAX PREPAYMENTS (TIPP)			
PAYMENTS / ADJUSTMENTS TO: MAY 09, 2003	103,621.00CR		
TAX BALANCE	81,493.12		
SELECT A, B OR C			
	PAY THIS AMOUNT IF NOT ELIGIBLE FOR GRANT	PAY THIS AMOUNT IF ELIGIBLE FOR GRANT 'B'	PAY THIS AMOUNT IF ELIGIBLE FOR GRANT 'C'

38.9

PLEASE KEEP THIS PORTION FOR YOUR RECORDS



Decision Notice
2003 PROPERTY ASSESSMENT
REVIEW PANEL

ASSESSMENT ROLL NUMBER AND JURISDICTION 09-39-200-029-130-608-70-0000 City of Vancouver	OFFICE USE NEIGHCD 029 PSPEC- 02447
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You have received this notice because the property assessment described below was reviewed by the Panel. The Panel has ordered the assessment to be changed as shown.

Rec'd 4/01/2003

ORIGINAL ASSESSMENT		PANEL DECISION	
	VALUE CLASS		VALUE CLASS
LAND	1,549,000	LAND	1,549,000
BUILDINGS	5,418,000	BUILDINGS	4,995,000
ASSESSED VALUE	\$6,967,000 BUSINESS/OTHER	ASSESSED VALUE	\$6,544,000 BUSINESS/OTHER
Less Exemptions	-10,000	Less Exemptions	-10,000
TAXABLE VALUE	\$6,957,000	TAXABLE VALUE	\$6,534,000

PROPERTY UNDER REVIEW

1162 1180 GRANVILLE
 Lot 13 - 16, Block 93, Plan 210, District Lot 541,
 HOWARD JOHNSON .
 PID - 004-999-371 004-999-398 004-999-401 004-999-444

RIGHT TO APPEAL

If you disagree with the panel decision shown on this notice, you may appeal to the Property Assessment Appeal Board. Your written notice of appeal must be filed at the address below no later than April 30, 2003.

Property Assessment Appeal Board
 #10 - 10551 Shellbridge Way
 Richmond, BC V6X 2W9
 Fax: (604) 775-1742
 E-mail: paabbc@gems6.gov.bc.ca

Include the following information in your notice of appeal:

- Address, legal description and roll number of the property (or include a copy of this panel decision notice),
- Your full name, a day time telephone number, and a fax number (if available),
- Whether you are the owner of the property,
- If you have an agent to act on your behalf, include the agent's name, and telephone and fax numbers,
- Address for delivery of any appeal notices,
- The grounds on which the appeal is based.

Enclose payment of \$30 for each assessment roll number appealed. Make cheque payable to Minister of Finance.

The Property Assessment Appeal Board is independent from BC Assessment and the review panel. Further information about the Board and appeals is available at:
www.assessmentappeal.bc.ca or from the Board office at (604) 775-1740 or through Enquiry BC at 1-800-663-7867.

PLEASE CONTACT THIS OFFICE IF YOU NEED MORE INFORMATION:

PROPERTY ASSESSMENT REVIEW PANEL
 C/O 200-1818 Cornwall Ave
 Vancouver BC V6J 1C7
 200-029-130-608-70-0000

CALL 604-739-8588 OR 1-800-661-1780
 FAX 604-739-8666

THE OWNER/LESSEE/APPELLANT OF THIS PROPERTY IS:

403375 BC LTD
1176 GRANVILLE ST
VANCOUVER BC V6Z 1L8

CERTIFICATE OF REGISTRATION

Ministry of
Finance and
Corporate Relations

PURSUANT TO
BITEER ROOM 11/1/98

The holder of this certificate is authorized to operate the business of the principal place of business of the operator in the province of British Columbia.

DATE OF ISSUANCE BY: [illegible]	APPROVAL NO. 7512
09 MAY 1998	

ROBERT GINDEN
WESTBROOK HOLDINGS LTD
3176 GRANVILLE ST
VANCOUVER BC V6Z 1V8

Alco
Buller's

THIS CERTIFICATE SHALL BE DISPLAYED AT THE PRINCIPAL PLACE OF BUSINESS OF THE OPERATOR IN THE PROVINCE OF BRITISH COLUMBIA.

NOT TRANSFERABLE

This Certificate of Registration must be returned to the Director, Company Relations, British Columbia, 100 Bay Street, Suite 1000, Victoria, BC V8W 9V4 if there is a change in the name, address, ownership or nature of the business for which the certificate was originally issued.

Canada

Province of British Columbia

In the Matter of the City of Vancouver
Single Room Accommodation By-law (the "By-law")

AFFIDAVIT

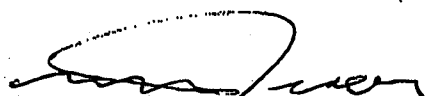
I, Michael Pixner, of 400 Newdale Court, North Vancouver, British Columbia, make oath and say as follows:

1. I am a director of 403375 B.C. Ltd., the registered owner of real property in Vancouver, British Columbia bearing the legal description Lots 13, 14, 15 and 16, District Lot 541, Plan 210 and the civic address of 1162-1182 Granville Street, Vancouver, British Columbia, and as such have personal knowledge of the matters to which I depose in this affidavit.
2. I make this affidavit in respect of every room ("room") on the property.
3. From and after October 23, 2003 to the date of this affidavit:
 - (a) no permanent resident as defined in the By-law has occupied or customarily occupied any room as living accommodation as defined by the By-Law;
 - (b) no room is in a building or portion of a building classified under the Assessment Act of British Columbia or its regulations as Class 1 – residential; and
 - (c) each room is in a building or portion of a building in respect of which the owner has an obligation to pay or remit hotel room tax under the Hotel Room Tax Act and its regulations.

Sworn before me at Vancouver,)
British Columbia this 12 day)
of November, 2003.)




A Commissioner for taking)
Affidavits for British Columbia)



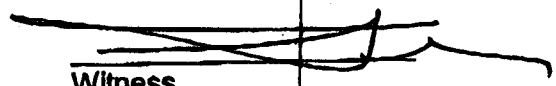
Michael Pixner

KENNETH G. PHILLIPS
BARRISTER & SOLICITOR
410 - 1040 WEST GEORGIA ST.
VANCOUVER, B.C. V8E 4H1
604-684-0824

I, Michael Pixner, hereby acknowledge that information provided to Vancouver City Hall with respect to the Single Room Accommodation By-law and the Howard Johnson Hotel located at 1176 Granville Street, Vancouver, British Columbia, will be made public as such information will be attached to the report to Council.


Michael Pixner, Director

NOV 12 / 03
Date



Witness

KENNETH G. PHILLIPS
BARRISTER & SOLICITOR
410 - 1040 WEST GEORGIA ST.
VANCOUVER, B.C. V6E 4H1
604-684-0824