

ITEM	2
MANAGER'S REPORT NO.	36
COUNCIL MEETING	1980 05 12

Re: U.B.C.M. RESOLUTIONS
(Item 8, Manager's Report No. 34, 1980 May 05)

Following is a further report from the Director of Planning regarding the above subject.

RECOMMENDATIONS:

1. THAT the recommendations of the Director of Planning be adopted.

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1980 May 07

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: U.B.C.M. RESOLUTIONS

RECOMMENDATIONS

1. THAT the Council approve the revised resolution concerning the including of the cost of parking for apartment buildings in the rent as set forth in this report.
2. THAT this revised resolution be referred to the Executive of the Lower Mainland Municipal Association for endorsement and submitted to the U.B.C.M.

REPORT

In considering the report on U.B.C.M. Resolutions, the Council on 1980 May 05 took the following actions:

- (1) Amended the proposed strata plan resolution (Provision of Municipal Control of Strata Plans for New and Unoccupied Buildings) to make the strata titling subject to the approval of the Municipal Council rather than the Approving Officer. This amended resolution has now been forwarded to the Lower Mainland Municipal Association.
- (2) With respect to the resolution concerning "The Including of the Cost of Parking for Apartment Buildings in the Rent", the question was raised as to the suitability of the Municipal Act as the vehicle for achieving this amendment objective and mention was made of the Residential Tenancy Act (formerly the Landlord and Tenants' Act). We have checked this with the Municipal Solicitor who agrees that the Residential Tenancy Act, which deals with residential occupancy matters, would be a more appropriate statute for such an amending resolution.

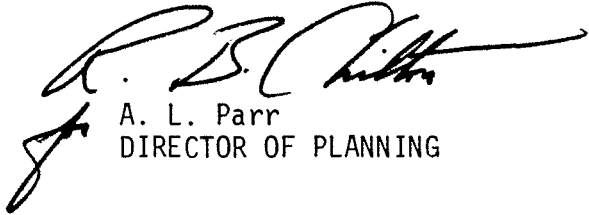
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It is therefore recommended that this change be included in the resolution, which would now read as follows:

WHEREAS many municipalities are experiencing excessive on-street parking in areas of apartment development, a situation which gives rise to problems of traffic congestion and increasing hazards to pedestrians;

AND WHEREAS the incentives to use the parking facilities provided by an apartment development area are generally lacking due to the prevalent policy of requiring an additional fee, over and above the normal rental, for a parking space, a condition which leaves many parking spaces vacant;

THEREFORE BE IT RESOLVED that the Provincial Government be requested to amend the Residential Tenancy Act to provide the necessary authority for any municipality which wishes to do so to require that apartment owners include the cost of off-street parking in the rent in order to encourage the use of these facilities by the apartment tenants.



A. L. Parr
DIRECTOR OF PLANNING

RBC/hf

- c.c. - Chief Building Inspector
- Municipal Clerk
- Municipal Engineer
- Municipal Solicitor
- Assistant Director - Long Range
Planning and Research