



## ADMINISTRATIVE REPORT

Report Date: May 15, 2015  
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Meeting Date: May 26, 2015

TO: Vancouver City Council  
FROM: Chief Housing Officer  
SUBJECT: 2014 Housing and Homelessness Strategy Report Card

### *RECOMMENDATION*

THAT Council receive this report for information.

### *REPORT SUMMARY*

This report provides City Council with an update on the progress that the City is making towards achieving the goals identified in the Housing and Homelessness Strategy 2012-2021. The 2014 Housing and Homelessness Strategy Report Card (see Appendix A) tracks progress on the following indicators:

- Supportive housing
- Social housing
- Downtown singles non-market housing
- Market rental housing
- Secondary rental housing (suites and laneway houses)

The report also highlights actions taken to increase the supply of affordable housing, and to protect the existing rental supply and renter households.

### *COUNCIL AUTHORITY/PREVIOUS DECISIONS*

In July of 2011, Council adopted Vancouver's Housing and Homelessness Strategy 2012-2021. The Strategy directed staff to develop and present an annual report card to Council to track our progress towards achieving the strategy goals. This report is the third annual Housing and Homelessness Strategy Report Card.

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

Vancouver has a very active housing market, with a limited land base - land and property prices are increasing faster than median incomes. Vancouver is also growing with our population increasing with about 5000 new residents each year. Thus it is important that we continue to look to the future and put in place appropriate strategies to create a sufficient new and affordable housing.

Affordability challenges are affecting people across a fairly broad income range and the City has a number of tools which we are applying to leverage affordable housing to meet the needs of our current and future residents.

The Housing and Homelessness Strategy and its embedded targets provide an important benchmark against which the City can measure its progress on Council's goals of ending street homelessness and of providing more affordable housing choices for all our citizens. The annual report card is an opportunity to consider each metric with regards to the progress made over the last year, where the progress took place, and what actions the City recently took.

There has been excellent progress in achieving many of the Council goals and we continue to address housing needs through earmarking \$125 million of strategic investments in affordable housing in the 2015-2018 Capital Plan.

A separate report on homelessness will be presented to Council at a later date.

### *REPORT*

#### *Background/Context*

Many of our programs over the last 6 years to address housing affordability have focused on the principle that rental housing is the most affordable option across all income groups. Thus working to leverage access to sufficient and secure rental housing is our key strategy for achieving our affordable housing goals and ensuring Vancouver remains an affordable city.

In the area of rental housing, it has been many decades since there was any significant activity in the area of new purpose built rental construction in Vancouver. In the 1960's, 70's and early 80's there were a large number of federal programs which supported investment in rental housing - co-ops, social housing, and market rental. The vast majority of rental capacity in Vancouver was built over those years. Programs through the federal government for the construction of rental and subsidized rental housing no longer exist.

2014 is the culmination of two 3 year Council terms during which, through a variety of new programs, regulatory changes, and other strategies including investments through 2 three year capital plans (2009-2011; 2012-2014), close to 10,000 new rental units, have been approved, are under construction or are already built.

These strategies have resulted in nearly 20% (2010-2014) of housing starts in the city of Vancouver now being rental compared to the historical rate of 5% (2005-2009).

Access to home ownership is also a challenge and over the next year, the City will be looking at a variety of options to potentially enable broader access to ownership for households who currently cannot access this due to high cost.

### Update on Overall Housing Market Indicators

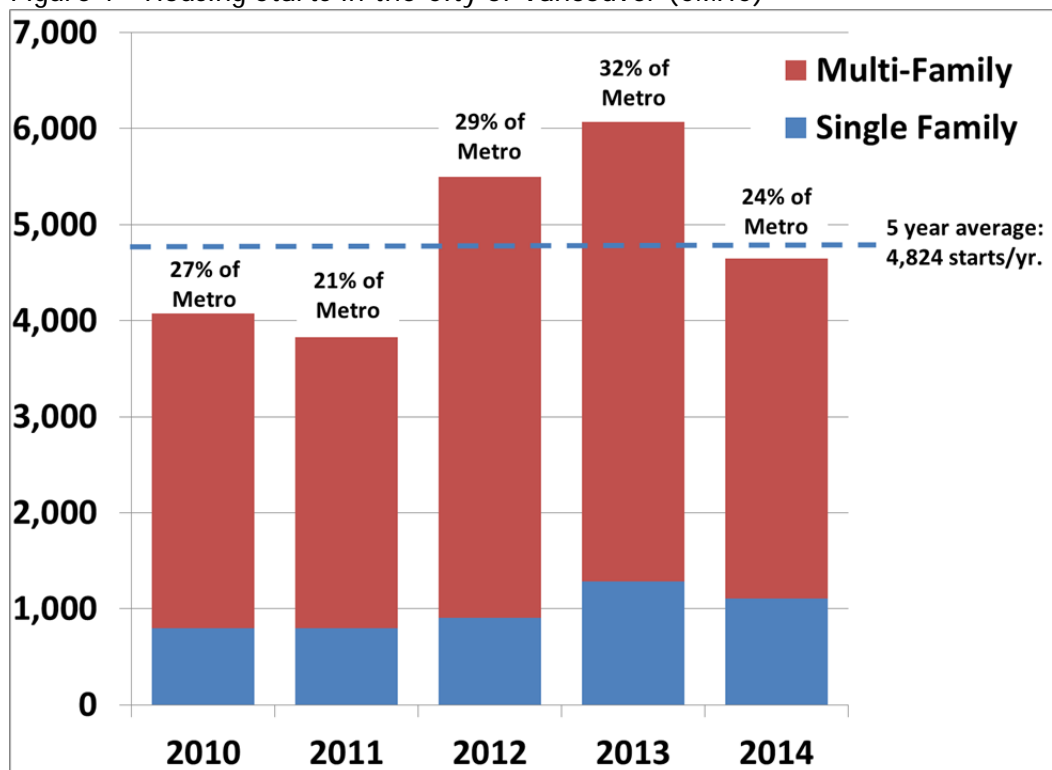
Key statistics are provided below for context. Data is sourced from:

- the Canadian Mortgage and Housing Corporation which provides regular information on housing construction, vacancy rates, and rents (Fall 2014 Rental Market Report and January 2015 Housing Now report);
- the Real Estate Board of Greater Vancouver which provides information on ownership housing costs (REBGV Monthly Statistical Reports):

### Housing Starts

- the City of Vancouver had 4,648 dwellings commence construction in 2014 (approximately 25% single family and 75% multi-family units). This rate is close to the 5-year annual average of 4,824.
- the City of Vancouver's share of Metro housing starts over the last 5 years ranges from a low of 21% to a high of 32% as is seen by the graph in Figure 1 below. Vancouver's population is about 26% of the Metro Vancouver region (2011 Census).

Figure 1 - Housing Starts in the City of Vancouver (CMHC)



### Private Rental Market

- Vacancy rates continued to decrease between 2013 and 2014, both in the city of Vancouver (from 1.0% to 0.5%) and regionally (from 1.7% to 1.0%) reflecting ongoing population growth and demand for housing.
- Average rents increased between 2013 and 2014 - average rents across all bedroom types increased 2.8% from \$1,144 to \$1,176, consistent with the region overall, where average rents increased from \$1,067 to \$1,099 (3%).
- Rents in newer units (built since 2005) increased by 2% (\$1,529 to \$1,559 across all bedroom types) in the City of Vancouver.
- Table 1 below compares average rent by unit type in Vancouver and the Metro region:

*Table 1 - Rents in Private Market Rental Housing (2014 CMHC)*

	City of Vancouver	Metro Vancouver
Average Rent for Studio	\$942	\$902
Average Rent for 1 Bedroom	\$1,124	\$1,038
Average Rent for 2 Bedroom	\$1,571	\$1,311
Average Rent for 3 Bedroom	\$1,977	\$1,542

### Ownership Housing Costs

- Single family detached housing continues to be the most expensive option for ownership in the City of Vancouver and the Real Estate Board of Greater Vancouver area (see note below Table 2 for the cities included in the REBGV area).
- Relative to single family houses and townhouses, apartments offer the most affordable ownership option in both the City of Vancouver and the Greater Vancouver area.
- The benchmark price for apartment housing on the eastside remains lower than the westside and lower than the benchmark price for the Greater Vancouver area overall.
- Between March 2014 and March 2015, the benchmark price for a single family house increased by 14% on the eastside and 12% on the westside, while the benchmark price for apartments fell by 1% on the eastside and increased by 5% on the westside.

Table 2 - Benchmark Prices by Housing Type (Greater Vancouver Real Estate Board)

		Single Family Detached	Townhouse	Apartment
Vancouver Eastside	March 2014	\$886,700	\$504,400	\$318,700
	March 2015	\$1,015,200	\$532,600	\$316,300
	Change	14%	6%	-1%
Vancouver Westside	March 2014	\$2,176,300	\$700,300	\$490,600
	March 2015	\$2,447,700	\$771,400	\$514,400
	Change	12%	10%	5%
Greater Vancouver	March 2014	\$945,400	\$460,100	\$375,800
	March 2015	\$1,052,800	\$484,900	\$390,200
	Change	11%	5%	4%

<http://www.rebgv.org/monthly-reports>

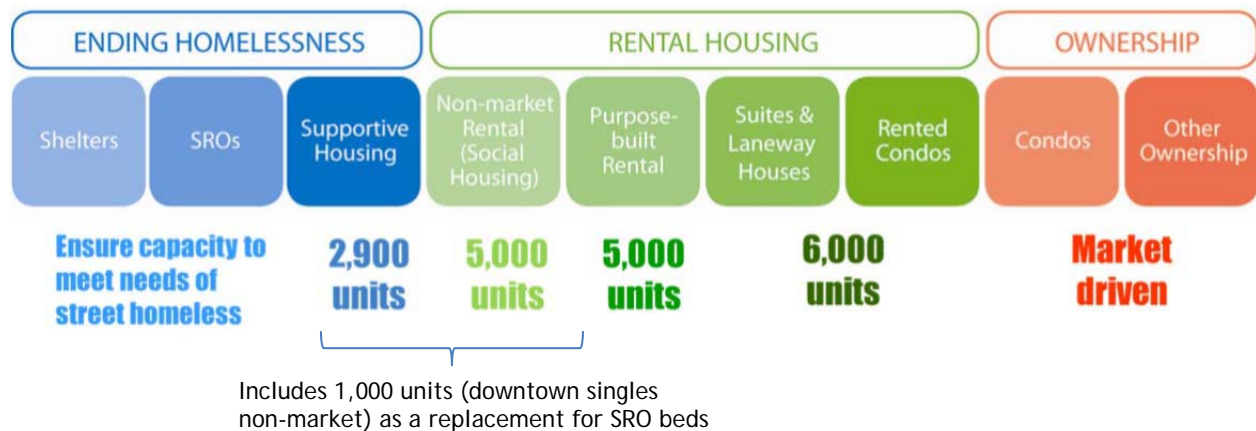
Benchmark price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market. The cities in the Real Estate Board of Greater Vancouver area are: Whistler, Sunshine Coast, Squamish, West Vancouver, North Vancouver, Vancouver, Burnaby, New Westminister, Richmond, Port Moody, Port Coquitlam, Coquitlam, New Westminister, Pitt Meadows, Maple Ridge, and South Delta.

High ownership housing costs and low rental vacancy rates continue to put pressure on rents and availability of rental housing in the city. The City's 2012-2021 Housing and Homelessness Strategy responds to these challenges. The strategy focuses on increasing rental housing supply for residents with a range of income levels. The Strategy sets targets for additional market rate rental housing as well as below market rate social and supportive housing. Through community plans, other forms of housing types such as townhouses, duplexes, row houses are being encouraged to provide more affordable housing options - both for renters and buyers.

**Strategic Analysis**

The Housing and Homelessness Strategy 2012-2021 identifies ten year targets across the housing continuum as shown below. The Report Card (see Appendix A), measures progress towards both the 10 year (2012-2021) and the 3 year (2012-2014) targets.

**City of Vancouver Housing and Homelessness Strategy Targets: 2012 to 2021**



The targets identified in the Strategy were created based on the anticipated demand for new affordable housing over the next 10 years, as well as an assessment of what will be needed to meet Council's goal of ending street homelessness. The targets were intended to be aggressive but at the same time achievable through focused and coordinated efforts between the City and our partners (senior government, private sector, and non-profits).

These 10 year targets are apportioned to each Capital Plan period and we are reporting against both the 2012-2014 Capital Plan target as well as highlighting the achievements in 2014.

### Progress Towards Targets

Table 3 below shows that significant progress is being made in achieving the housing targets during the period 2012- 2014. With the exception of supportive housing, the targets for social housing, secured market rental, and secondary rental including single family housing suites and laneway houses were exceeded by a significant amount (a detailed breakdown of each indicator can be found in Appendix A). Key progress includes achieving:

- 86% of the 2012-2014 target for supportive housing
- 107% of the 2012-2014 target for social housing
- 252% of the 2012-2014 target for secured market rental housing
- 138% of the 2012-2014 of the secondary market rental - suites and laneway houses target

*Table 3 - Housing Targets 2012-2014*

Housing Targets	Supportive* Housing	Social Housing	Downtown Singles Non- Market Housing**	Secured Market Rental	Suites and Laneway Housing
2012-2014 target for number of units	<b>2,150</b>	<b>1,500</b>	<b>300</b>	<b>1,500</b>	<b>1,800</b>
Current numbers of units	1,846	1,609	499	3,783	2,476
Percentage of 3-year target in development	86%	107%	166%	252%	138%
Percentage of 10-year target in development	64%	32%	50%	76%	41%
2021 target for number of units	<b>2,900</b>	<b>5,000</b>	<b>1,000</b>	<b>5,000</b>	<b>6,000</b>

\*In addition to the permanent supportive housing units counted towards the targets as set out in the City's Housing and Homelessness Strategy, the City has also enabled 409 units of interim housing to help meet needs while permanent housing is built.

\*\*Downtown singles non-market housing units are also included in social or supportive housing

Note: In the chart above, the "current numbers of units" and those described as "in development" include recent approvals and commitments, units under construction and recently completed units.

## Key Actions Taken in 2014

In 2014, the City continued to work with partners to create new affordable housing supply and to increase supports to renters.

### 1. New Affordable Housing Supply for Low Income Residents:

#### Interim Supportive Housing

Interim supportive housing plays an important role in providing capacity for our most vulnerable citizens while more permanent housing is being completed. Tenants are connected to critical resources including a variety of health and housing supports, as well as meals and life skill development. While playing an important role in the housing stock, the leases for each project vary and tenant relocation will be critical to achieving Council's goals of ending street homelessness as the leases expire. The following sites were opened in 2014:

- 395 Kingsway - The former Biltmore Hotel was leased by the Provincial government in 2014 for a period of 6 years with a possibility of extension. The site is operated by RainCity Housing and provides 95 rooms for homeless or at risk tenants.
- 3475 E. Hastings - The City purchased the former Ramada hotel at 3475 E Hastings and brought it online in early 2014. This building is operated by Community Builders Benevolence Foundation and provides housing for 57 individuals coming out of the 201 Central shelter, as well as homeless individuals in the local area of the facility.
- 1335 Howe - In the fall of 2014, the City entered into a two year lease for the former Quality Inn and entered into an operating agreement with Community Builders Foundation who placed hard to house tenants in the 157 rooms.
- 1060 Howe - The former Bosman Hotel had provided housing to tenants participating in the At Home/Chez Soi national research project (operated by PHS). Funding was terminated and in the spring of 2014, remaining tenants were relocated to permanent supportive housing at 111 Princess. In early 2015 the owner negotiated a lease with the Community Builders Group to reopen the 100 rooms following some renovations. The City contributed a \$1 million grant to enable the reopening of the renamed "Metson Rooms", which now provide housing for 100 low income tenants.

Table 4 - Interim Housing Supply brought online in 2014/early 2015

Property	# of rooms	Lease Expiry
395 Kingsway	95	April 2019
3745 E Hastings	57	<i>Owned by CoV</i>
1335 Howe St	157	November 2016
1050 Howe St	100	December 2019
<b>Total</b>	<b>409</b>	

## Permanent Supportive Housing for Low Income Households

Since 2010, under the MOU between BC Housing and the City, and with the assistance of partners in the non-profit housing sector, and significant equity contributions from the StreetoHome Foundation, over 1,700 units of low income and homeless supportive housing have been constructed and tenanted. These units help meet the housing needs of our most vulnerable residents. Supportive housing units are self-contained (include kitchen and bathroom), rent at the shelter component of income assistance (currently \$375 for a single person), include support for tenants in key activities of daily life, and make a real and lasting impact on people's lives. Without these homes, the level of homelessness in our city would be substantially higher.

In 2014, four permanent supportive housing projects (439 units) opened in the City of Vancouver through these partnerships. The 439 units of supportive housing opened in the 2014, include:

- 1134 Burrard - 141 units
- 111 Princess - 139 units
- 2465 Fraser - 103 units
- 951 Boundary - 56 units

### Single Room Occupancy Units:

Single Room Occupancy (SRO) hotels, some privately owned/operated and others owned by BC Housing and operated by non-profits, also play an important role in housing low income residents. SROs consist of ~10x10 rooms with shared washroom and cooking facilities and for many, are the last resort before homelessness. Much of this stock is very old and failing and as owners invest in much needed upgrades, tenants may be displaced and there is upward pressure on rents. Further compounding this issue, the shelter rate of social assistance in the Province of BC has not been increased in over 8 years.

There are approximately 8,700 housing units rented at \$375 per month (the shelter rate for those on income assistance) or at rent geared to 30% of a tenants income. Of these units renting at the shelter rate, approximately 7,625 are publically owned social housing units or SRO rooms and only 1,040 are privately owned SRO rooms.

*Table 5 - Total Low-Income Singles Downtown Housing (2013)*

	Private SRO Rooms Renting at \$375	Non-Market Singles at \$375 or at 30% of resident income	Total
2013	1,040	7,625	8,665

Source: City of Vancouver 2013 Survey of Single Room Accommodation and Social Housing in the Downtown Core.



The City surveys the private SRO stock every two years and the Carnegie Community Action Project (CCAP) produces an annual SRO report. While the methodologies between the two reports differ, both reports indicate that SRO rents in the private stock have increased over time. In 2009, the proportion of private SROs renting at \$375 or less was 36%, this had fallen to 24% in 2013. CCAP data shows that of the privately owned and privately operated (versus non-profit operated) SROs, only 9% of the rooms are available at welfare rates.

This data shows that publically owned low income stock in the DTES is increasingly important to sustain affordability for very low income residents. The City has been actively encouraging non-profit providers to enter into longer relationships with privately owned SROs in order to support renters, protect affordability and provide opportunities for increased investment in SRO buildings.

A significant challenge in the SRO sector is the age and condition of the buildings. BC Housing has undertaken an upgrade project on approximately 900 of their SRO units, all of which are operated by non-profits. This work enhances the quality of life for residents in the buildings, extends the life of the asset, and ensures that the buildings are safe, affordable and energy efficient and protected over the long term for individuals who are at risk of homelessness. In addition, the restoration of these publically owned SRO hotels is helping to preserve many of the heritage features of the buildings and contribute towards the historic character of Vancouver's Downtown Eastside.

Additional information on the work done in the SRO sector is found in the section below, "Improving Compliance with Health and Safety By-laws".

#### **Housing for Low to Moderate Income Households - Progress in 2014**

The City is actively leveraging affordable rental housing through development across the city and innovative projects connected to City assets. The recently approved Community plans and associated public benefit strategies identify the City's aspirations for affordable housing in neighbourhoods across the city.

In relation to the renewal or expansion of city assets, the Strathcona VPL/YWCA project is well into its construction phase and will provide 21 units of supportive housing for low-income single mothers and their dependent children in a low rise complex co-located with the new, much awaited *nə́ca?mat ct* Strathcona branch library.

The City has expanded its partnership with the YWCA to include a further co-location project at Firehall No. 5 which will have a further 31 family units for single mothers at risk and their children. Planning commenced on this project in 2014.

1099 Richards, part of an innovative land exchange agreement with Brenhill and the City, started construction in 2014 to deliver 162 social housing units for low income singles. In Jan 2015, the Supreme Court of BC quashed the development approvals and work stalled. The Court decision was overturned on appeal and the project has re-commenced construction for the much needed social housing.

Progress continues on the Community Land Trust project to create 355 affordable housing units on 4 city owned sites. The development agreement for construction was signed on October 31<sup>st</sup> 2014 and construction is anticipated to begin in the summer of 2015. This project will provide much needed new supply of affordable housing for low to moderate income families, seniors and singles.

In all areas of the city, affordable housing units are being secured through community amenity contributions negotiated through rezonings. The Oakridge rezoning approved in March 2014 will enable the development of 290 turn-key units of social housing, as well as 290 units of secured market rental. The 900 East Hastings project is under construction and will provide over 70 social housing units owned by the City at completion.

With regards to market rental housing approvals in 2014, the City processed a high volume of applications through the Rental 100 program and through rezonings in 2014, approving over 950 units of secured market rental housing. In areas of the city zoned for single families, key planning policies approved by Council have resulted in over 850+ permits for secondary suites (486) and laneway houses (373) in 2014 - all of which contribute to purpose built, rental housing across all neighbourhoods of the city. Since the laneway program launched in 2009, over 1500 permits have been issued - all of which represent incremental rental capacity, distributed across the whole city.

Development takes time, but since 2010, approximately 1000 units of purpose built market rental housing in the city has been completed and occupied, with another 1,300 units under construction in the city right now. These units represent an unprecedented upswing in the construction of rental capacity over the last 3 decades. In addition the City has approved 2476 permits for secondary rental suites and laneway houses between January 1, 2012 and December 31, 2014.

While vacancy rates remain exceptionally low (0.5% in 2014), the pressure on our renter households would be even greater without this new stock. With such a low vacancy rate, low interest rates and growing appetite from the market to develop rental, we continue to review our policies to enable a favourable environment to create more rental housing, with a particular focus on the creation of new family rental housing.

#### **New Affordable Housing Creation through the Vancouver Affordable Housing Agency (“Housing Agency”)**

Council created the Housing Agency in June 2014 with a primary mandate of creating new affordable housing in Vancouver across the housing continuum through innovative partnerships with private developers, charitable and/or non-profit organizations, and senior levels of government. The Housing Agency will enable 500 new affordable housing units by 2017 and 2,500 new units by 2021.

Since its creation, the following actions have been taken to build the capacity of the Housing Agency:

- The Housing Agency was incorporated as a legal entity.
- A Board of Directors has been appointed to provide oversight and strategic direction to Housing Agency staff. Council has approved the appointment of our external board members alongside the three City board members, providing a breadth and depth of experience and expertise to support the objectives of the Housing Agency. The four external board members will be:
  - Ken Clement - is the CEO of the Canadian Aboriginal AIDS Network, a member of the Vancouver School Board and a long-time champion for Aboriginal housing and employment.
  - Cassie Doyle - is currently the Consul General of Canada for northern California, Nevada, Hawaii and Guam. She started her career with the City of Ottawa working in housing and urban development before progressing into senior leadership roles in the BC and federal public services
  - Sarah Goodman - founder and CEO of Tree Top Strategy, an advisory firm that partners with businesses, social entrepreneurs, governments and philanthropists to foster social, economic and environmental innovation.

Bruce Tidball - President of Tidball Projects and for 20 years has provided major project management, construction and owner representation services of multiple residential, office, retail, hotel and mixed-use projects.

and they join the City appointed directors, who are:

- Penny Ballem - City Manager
  - Patrice Impey - Chief Financial Officer
  - Bill Aujla - General Manager Real Estate and Facilities
  - Mukhtar Latif, the City's Chief Housing Officer, is the CEO of the Vancouver Affordable Housing Agency
- Housing Agency staff have been seconded from key City departments, including Housing, Planning, and Real Estate Services. Support structures have been put in place for shared services such as Finance, Legal, Procurement and Human Resources, and resources made available through the 2015 budget for the recruitment of staff with other key skills needed to advance the agenda.
  - Capital and operating budgets have been approved for the Housing Agency as part of the 2015 Budget.
  - Housing Agency staff have assessed the development potential and financial viability of a number of City-owned and optioned sites and will be bringing forward development plans to the Board and Council in the next few months.

- The Housing Agency has developed and issued a Request for Qualifications to Shortlist Partners to Develop City Lands. The purpose of the RFQ is to identify partners with expertise in real estate development and construction management to work with the Housing Agency to develop over 1000 affordable homes on City land. The RFQ closed on May 7, 2015. There has been a significant response from the development industry and Housing Agency staff are currently evaluating those responses. The Housing Agency Board of Directors will finalize a short-list of development partners shortly.
- The Housing Agency has also undertaken preliminary research on the vacant home issue and has gone out to tender for the selection of a consultant to assist in identifying the quantum of vacant homes in the city.

## 2. Actions to Support Renters:

Council has recently directed staff to report back with options to improve the protection offered to tenants and existing rental units, and to consult with the Renters Advisory Committee as part of developing recommendations for Council for changes to the Residential Tenancy Act.

Staff are conducting a review of the Rental Housing Official Development Plan (Rate of Change) to identify ways to expand protections for tenants and the existing rental supply, encourage reinvestment into aging purpose built rental buildings in neighbourhoods across the city and consider options for rental replacement and expansion in strategic locations.

### Downtown Eastside Plan and Amendments to the Single Room Accommodation (SRA) Bylaw

SRO hotels play a critical role in the housing continuum and are often the last resort before homelessness for our most vulnerable residents. A number of actions were taken to improve conditions in SROs, maintain affordability and ensure tenants have adequate supports.

In March 2014, Council adopted the DTES Plan which included a number of actions related to SROs that are now being implemented:

- Created a program to provide grants (\$5,000 per door) to non-profit societies to upgrade SRA designated rooms to include private bathrooms and cooking facilities.
  - \$190,000 was approved to upgrade 38 rooms at 376 Powell (Sakura So).
  - Staff have received two additional applications that will be brought forward to Council for decision shortly.
- A one-time \$40,000 grant was awarded to First United Church to work on behalf of the City to mediate landlord/tenant conflict and to provide assistance to SRO tenants through the Residential Tenancy Act arbitration process when necessary. Between October 2014 and March 2015, 111 tenants were supported through this program.
- Over 2,400 information flyers were distributed by the City to SRO tenants and to social and health service centres in the DTES. The information flyers serve to

educate tenants and landlords on their rights and responsibilities in relation to City By-laws and the Residential Tenancy Act.

- In order to allow for faster approvals of non-profit upgrades to SROs, the SRA By-law was amended to delegate Council authority to the Chief Housing Officer to approve SRA permits.

### Improving Compliance with Health and Safety By-laws

Launched in January 2013 by the City, the Rental Property Standards Database (RPS) ([vancouver.ca/saferental](http://vancouver.ca/saferental)) is a tool to motivate owners and landlords to maintain their properties.

The searchable database on the City of Vancouver website contains property and fire violation records for all licensed buildings in Vancouver with five or more residential units (in both privately and publicly owned buildings) including:

- SRO hotels
- Purpose-built rental housing
- Non-market housing
- Supportive housing

Information from the RPS continues to assist the City's Integrated Enforcement and Coordinated Working Group for Troubled Buildings, reporting to the Deputy City Manager, to prioritize enforcement actions (the team consists of City departments, as well as Vancouver Fire & Rescue Services and the Vancouver Police Department). The goal continues to be to work with property owners to achieve compliance with outstanding violations of by-laws related to health and safety.

Since the launch of the RPS, the number of overall violations has dropped significantly. In January 2012, there were 7,210 violations in rental buildings in Vancouver. In January 2013 (after 6 months of intensive work with landlords that were in non-compliance) that number was reduced to 3,140 violations. In January 2014, there were 1,575 violations and as of April 15, 2015, there were 1,450 violations. As shown in Table 6 below, this represents a reduction in violations of 80% between 2012 and April 2015.

*Table 6 - Total Number of By-Law Violations*

	Initial Number of Violations	Reduction in Violations		Reduction in Violations		Reduction in Violations		Total Reduction in Violations	
	2012	2012-2013		2013-2014		2014-2015		2012-2015	
	#	#	%	#	%	#	%	#	%
Total number of health and safety by-law violations	7210	-4,070	-56%	-1,565	-50%	-125	-8%	-5,760	-80%

As shown in Table 7 below, in 2014 there has also been a significant reduction in the number of buildings with a high number of overall violations compared to 2012.

*Table 7 - Number of By-law Violations by Building*

	January 2014	April 2015
Buildings with 100+ violations	7	1
Buildings with 50-99 violations	4	1
Buildings with 10-49 violations	50	25
Building with 1-9 violations	243	297

SRO hotels consistently rank at the top of the RPS for number of outstanding violations and are inspected at least annually by Property Use Inspection and Vancouver Fire & Rescue Services.

In 2014, to further enhance actions to achieve compliance with City By-laws, Council approved amendments to the Standards of Maintenance By-law to improve liveability standards for Single Room Occupancy (SRO) Hotels. The City can now order that certain actions be taken by an owner, and if the owner fails to take action required within 60 days, the City can take the action at the owner's expense. This newly approved amendment to the Standards of Maintenance By-Law is complementary to the success of the City's Integrated Enforcement Team by helping to ensure an expedited process to protect the health and safety of SRO tenants.

The City is using all available tools to seek compliance for problematic buildings, including injunctions and prosecution. The Working Group is now meeting with owners that consistently have a high number of outstanding violations to proactively work with them to resolve outstanding issues. Alongside proactive enforcement efforts by the City, the City is also encouraging new partnerships between private SRO owners and non-profit operators. This approach is proving to be very effective, as evident in The Regal at 1044 Granville and the West at 488 Carrall St., which are now being managed by the Community Builders Group. The Murray Hotel owners have recently entered a long term lease with Atira. These new arrangements provide an opportunity for affordability to be protected and investments to be made in the livability of the rooms either through the City's SRO grants or through other philanthropic opportunities.

### **Vancouver Rent Bank (VRB)**

The VRB is a multi-partner initiative involving the City of Vancouver, the Network of Inner City Community Services Society, Streethome Foundation, the Vancouver Foundation, UBC, and the Vancity Community Foundation. Launched in October, 2012, the VRB increases housing stability through the provision of interest-free loans to low-income individuals and families who are in temporary financial crisis and in imminent danger of eviction. In addition to providing loans for rent or utility arrears, security deposits and/or first month's rent, the VRB also provides financial counselling, advocacy and referrals to other services.

At the end of 2014, after two years and four months of operation, the VRB had approved 264 loans with a total value of \$226,500, which assisted over 413 people including 91 children. The provision of loans during this time period housed 15

homeless individuals and prevented 126 evictions, resulting in significant cost savings through the prevention of homelessness. In addition, the VRB provided its first loan from its new Violence Prevention Fund, which provides loans specifically to assist women who have experienced violence and are looking to establish a safe and financially sustainable home. On May 12<sup>th</sup>, 2015 Council approved grant funding to continue the operation of the VRB through June 2017.

### **Moving Forward: Actions for 2015 - 2018**

Based on the 2011 Housing and Homeless Strategy and taking into account the progress realized through the first 3 years of plan implementation, the following are targets for 2015-2018:

#### **1. Continue to Enable New Social and Supportive Housing**

SROs house the City's most vulnerable residents, many of who are living with mental health and addictions. The Downtown Eastside Plan identified the need to replace the 4,500 SRO rooms over the next 30 years. However with increasing pressure on the SRO stock, reduced affordability and poor building conditions, there is an urgent need to expedite the development and implementation of a replacement plan. While interim housing plays an important role until more permanent housing is built, it is temporary. Almost 400 rooms of interim housing will be lost over the next 2-5 years as leases expire and tenants will need to be relocated. As the previous MoU with BC Housing to deliver 1,400 supported housing units nears completion with only 89 units left to develop, we are exploring ways in which a new program can be delivered to meet the identified need.

The recently approved Community Plans in Marpole, the West End, Mt Pleasant, and the DTES provide a framework through which the City is able to enable additional affordable housing through Community Amenity Contributions. However, to achieve deeper affordability and to ensure adequate supports are provided to tenants, the City must rely on partnership funding and services such as Provincial rent supplements, BC Housing low interest loans and/or grants, Vancouver Coastal Health services, support (through services, land or equity contributions) from Foundations and/or non-profit partners. Without these partnerships, ending street homelessness and increasing affordable housing options for all residents will not be possible.

Council approved the 4 year 2015-2018 Capital Plan which contemplates a record \$125 million of strategic investment in affordable housing in Vancouver to:

- **Enable 2,550 new supportive and social housing units:** \$85 million will be allocated to enable delivery of these units; 30% of these units are anticipated to be in City-owned projects, including voluntary in-kind Community Amenity Contribution projects proposed in various community plans; 45% are anticipated to be partner projects to be developed on City land, and the remaining 25% are anticipated to be partner projects to be developed on land owned by partners. Achieving these units, particularly the supportive housing units, will be challenging without senior government funding and non-profit partner equity for capital and operating to enable the level of support and affordability necessary.

- **Replacement of Existing City Buildings in DTES:** \$40 million will be allocated to the replacement of 251 units in 3 City-owned DTES low income housing facilities: Roddan Lodge, Central Residences and the Alexander.
- **Renewal & Reinvestment in SRO Buildings:** The capital grants for SRO upgrades are set at \$5,000 per room and will continue.
- **Enhanced Grants for Social Housing Projects:** In addition to the City taking the lead on the development of affordable housing projects on its own land and the delivery of social housing as a public benefit through developer initiated projects, the City also provides grants to non-profit developers to construct affordable housing. In the previous capital plan cycle, the City provided an average grant of \$10,000 per unit. Looking ahead to the next capital plan cycle, the City wants to continue to support the development of new social housing projects with a focus on increasing the range of bedroom types. Staff will adopt the following grant structure and individual projects will be brought to Council for approval based on this grant structure:
  - \$10,000 / unit (Studio and 1-bedroom units)
  - \$20,000/ unit (2-bedroom units or supportive housing units)
  - \$30,000/ unit (3-bed units)
 This funding support will help leverage further funding from other partners to deliver affordability.
- **Continued Partnership with senior government:** The delivery of social and supportive housing requires partnerships with senior levels of government. It is critical to pursue the potential for expanding the MOU with BC Housing for additional social and supportive housing beyond the 14 sites. While significant, the City's contribution alone cannot create the deeper affordability that is required to ensure our most vulnerable residents are sustainably housed. The City will continue to develop these partnerships and explore all options necessary to deliver these much needed affordable housing units.

## 2. Continue to Enable Secured Market Rental Housing:

Through established programs such as Rental 100, progress towards the 2021 target for secured market rental housing of 5,000 units, and towards the 2021 target for secondary market rental housing of 6,000 units will be pursued, with a focus on enabling additional family oriented rental housing across the city.

### *Implications/Related Issues/ Risk*

#### *Financial*

The City uses a variety of enabling tools to leverage affordable housing in partnership with senior governments and private and/or non-profit housing partners:

***City Land Contributions*** - The City leverages long term land leases to housing partners at below market rent for 60 years or longer. Partners may be involved



solely in operating non-market housing or may undertake the comprehensive development and long term operational responsibility, depending on the nature of the partnership with the City.

**Contributions through Development** - As part of market residential and/or mixed use development, there may be opportunities to secure “turn-key” non-market housing to the City through voluntary community amenity contributions and/or inclusionary zoning polices. Housing partners can be procured to operate and maintain the housing projects for 60 years at prescribed affordability over the lease term.

**Capital Grants** - The City allocates per door grants to non-profit partners to enhance viability and affordability of their non-market housing projects.

**Development Cost Levies (DCL's) Waivers/Exemptions** - Social housing projects are exempt from DCLs. Secured market rental projects may qualify for DCL waiver if the development meets the various criteria under the applicable DCL by-law.

**Property Tax Exemptions** - Supportive housing, if designated by the Province as a Class 3 property, is subject to special valuation rules that reduce the assessed value to a nominal amount and are effectively exempt from property taxes.

Table 8 below summarizes the City's capital contributions toward delivery of social & supportive housing to achieve the targets set out in the Housing and Homelessness Strategy, 2012-2014.

**Table 8: City Contributions by Housing Type for Projects Enabled 2012-2014**

City Contribution (\$M)					Partner Contribution (\$M) (Note 2)	Total Investment (\$M)	City Contribution as % of Total Investment
In-kind CACs/ Inclusionary Zoning	Land	Capital Grant	DCL Waiver/ Exemption (Note 1)	Total			
<b>Social Housing: 1,609 units</b>							
\$208M	\$34M	\$13M	\$0.3M	\$255M	\$185M	\$441M	58%
<b>Supportive Housing: 1,846 units</b>							
-	\$51M	\$6M	\$9.3M	\$66M	\$466M	\$532M	13%
<b>Total Social &amp; Supportive Housing: 3,455 units</b>							
\$208M	\$85M	\$19M	\$9.6M	\$321M	\$651M	\$973M	33%

Notes to table:

1. This table includes the funding related to the units reported in the 2014 Report Card. Funds are from current and past capital budgets.
2. DCL waiver/exemption includes projects that have gone through the DE stage (when DCLs are waived/exempt). Other projects that have been approved by Council but have not proceeded to the DE stage will be accounted for in the next report. Actual partner contributions for some social and supportive housing projects are not available. \$270K per unit was assumed for these projects based on the portfolio-wide average cost per unit.

*Social & Supportive Housing* - City has contributed ~\$321million to leverage ~\$651 million of partner funding to deliver 3,455 units of social and supportive housing valued at ~\$973 million. This represents 33% of the total investment or ~\$93,000 per unit.

*Interim Housing* - The City has contributed ~\$4.4m to leverage senior government and partner funding to open 409 interim housing units, which is equivalent to ~\$10,700 per unit.

*Secured Market Rental* - To date, the City has waived ~\$10.4 million of DCLs to enable delivery of 3,783 secured market rental units. (The value of DCL waiver reported in this report is limited to projects that have gone through the DE stage.) Other projects that have been approved by Council but have not proceeded to the DE stage will be accounted for in the next report.

## **CONCLUSION**

This report provides City Council with an update on the progress that the City is making towards achieving the goals identified in the Housing and Homelessness Strategy 2012-2021. Additional details, including a full break down of each indicator, are found in Appendix A.

\* \* \* \* \*

2014 Housing & Homelessness Strategy Key Metrics

Housing and Homelessness Strategy Targets (2012-2021)



Summary of Progress

The table below shows the Summary of Progress for the 2014 Report Card against the 2012-2014 targets. Each indicator is discussed in terms of numbers (progress towards targets), locations (where we are achieving our goals), and actions taken (how we are achieving our goals).

Housing Targets	Supportive* Housing	Social Housing	Downtown Singles Non- Market Housing**	Secured Market Rental	Suites and Laneway Housing
2014 target for number of units	2,150	1,500	300	1,500	1,800
Current numbers of units	1,846	1,609	499	3,783	2,476
Percentage of 3-year target in development	86%	107%	166%	252%	138%
Percentage of 10-year target in development	64%	32%	50%	76%	41%
2021 target for number of units (10 year target)	2,900	5,000	1,000	5,000	6,000

\*In addition to the permanent supportive housing units counted towards the targets as set out in the City's Housing and Homelessness Strategy, the City has also enabled 409 units of interim housing to help meet needs while permanent housing is built.

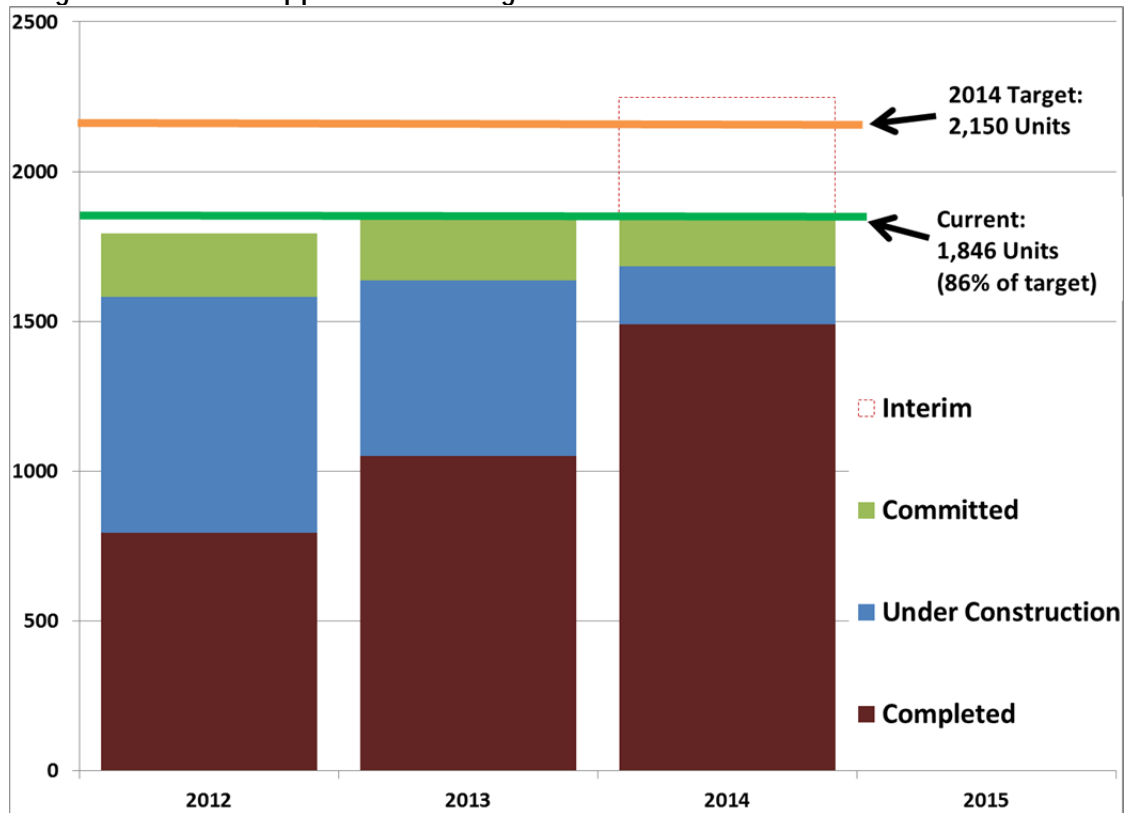
\*\*Downtown singles non-market housing units are also included in social or supportive housing

Note: In the chart above, the "current numbers of units" and those described as "in development" include recent approvals and commitments, units under construction and recently completed units.

## Indicator 1: Supportive Housing

**Numbers:** The three year target for supportive housing is 2,150 units, of which 1,846 units were enabled by December 31<sup>st</sup> 2014. This means the City has achieved 86% of targeted supportive housing units at the three year mark. In addition, the City has opened 409 units of interim social housing to help meet current needs while permanent housing is built.

### Progress towards Supportive Housing Goal:



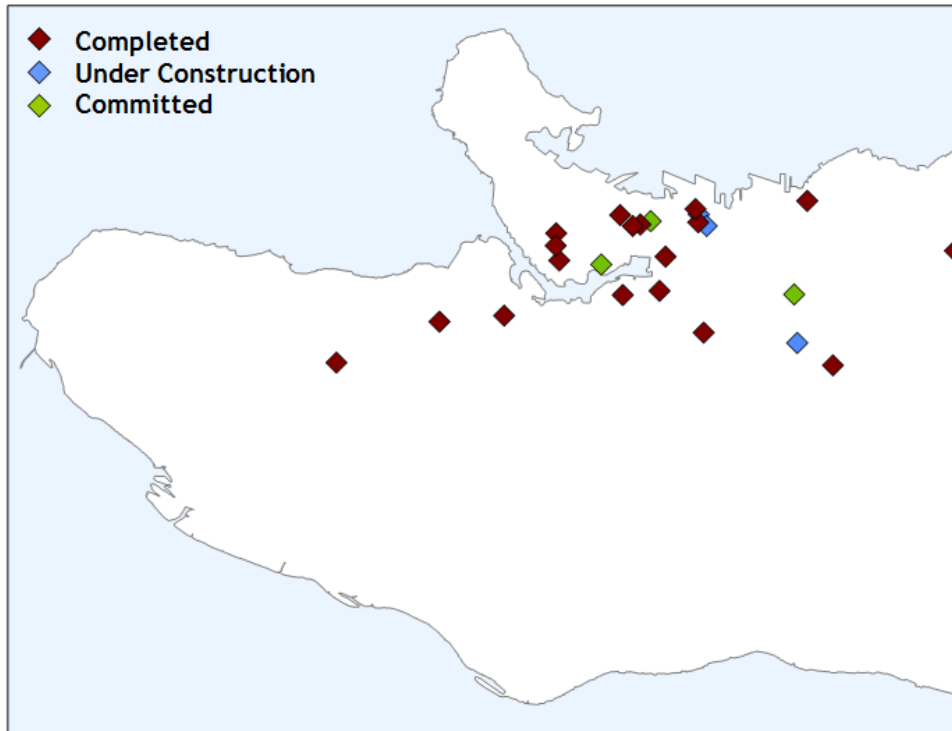
439 units of supportive housing were opened in the 2014, which include:

- 1134 Burrard - 141 units
- 111 Princess - 139 units
- 2465 Fraser - 103 units
- 951 Boundary - 56 units

194 units are currently under construction:

- 606 Powell St/ 220 Princess (147 units)
- 2610 Victoria Dr (26 units)
- 720-730 E Hastings (21 units)

Locations of New Supportive Housing



New supportive housing projects are located in different neighbourhoods across the city, which aligns with the Housing and Homelessness Strategy direction to increase supportive housing supply across all neighbourhoods. Units counted towards targets include those achieved through the BC Housing and City MOU sites as well as other projects that have been enabled since 2012. There is a concentration of supportive housing in the downtown core where the need is notably high.

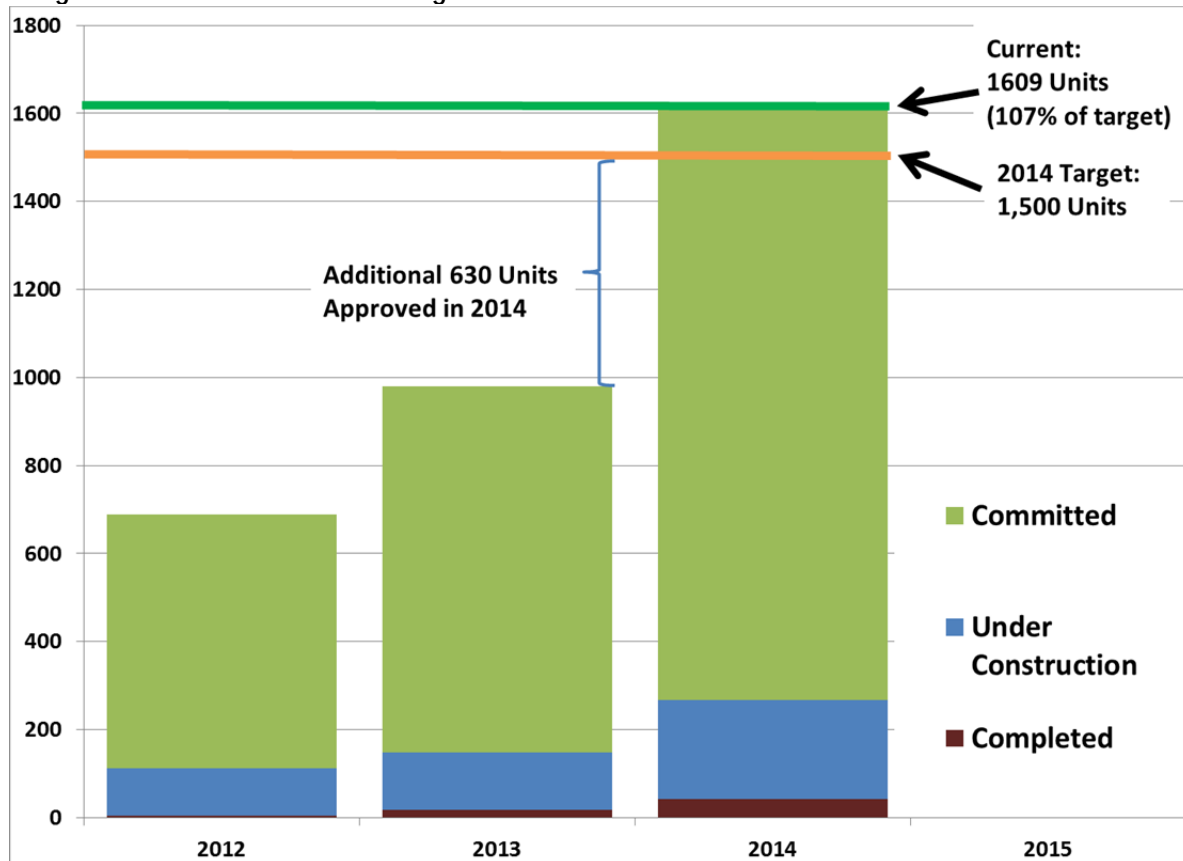
**Actions Taken:** The creation of supportive housing involves collaboration with a range of partners. The City plays a key role during the development process of such projects by providing leadership and support to our partners. Supportive housing is a critical component in the City's strategy towards meeting the goal of ending street homelessness. Taylor Manor (951 Boundary) completed in December 2014 is a prime example of partnership between the City, the Province and various community partners. The unique partnership and the innovative use of the City's development tools and resources made this 56 unit mental health focused housing project possible. It is being operated by Kettle Friendship Society, and ongoing operating funding will be funded by anonymous donors.

Performance Measure	Progress Towards 3 Year Goal
<b>Numbers</b>	Achieved 86% of the target
<b>Locations</b>	Most new supply is located in or near downtown where need is highest
<b>Actions Taken</b>	439 units opened in 2014, 194 units under construction.

## Indicator 2: Social Housing

**Numbers:** The three year target for social housing is 1500 units. As of December 31<sup>st</sup> 2014, the City has enabled 1609 units, which is 107% of the target.

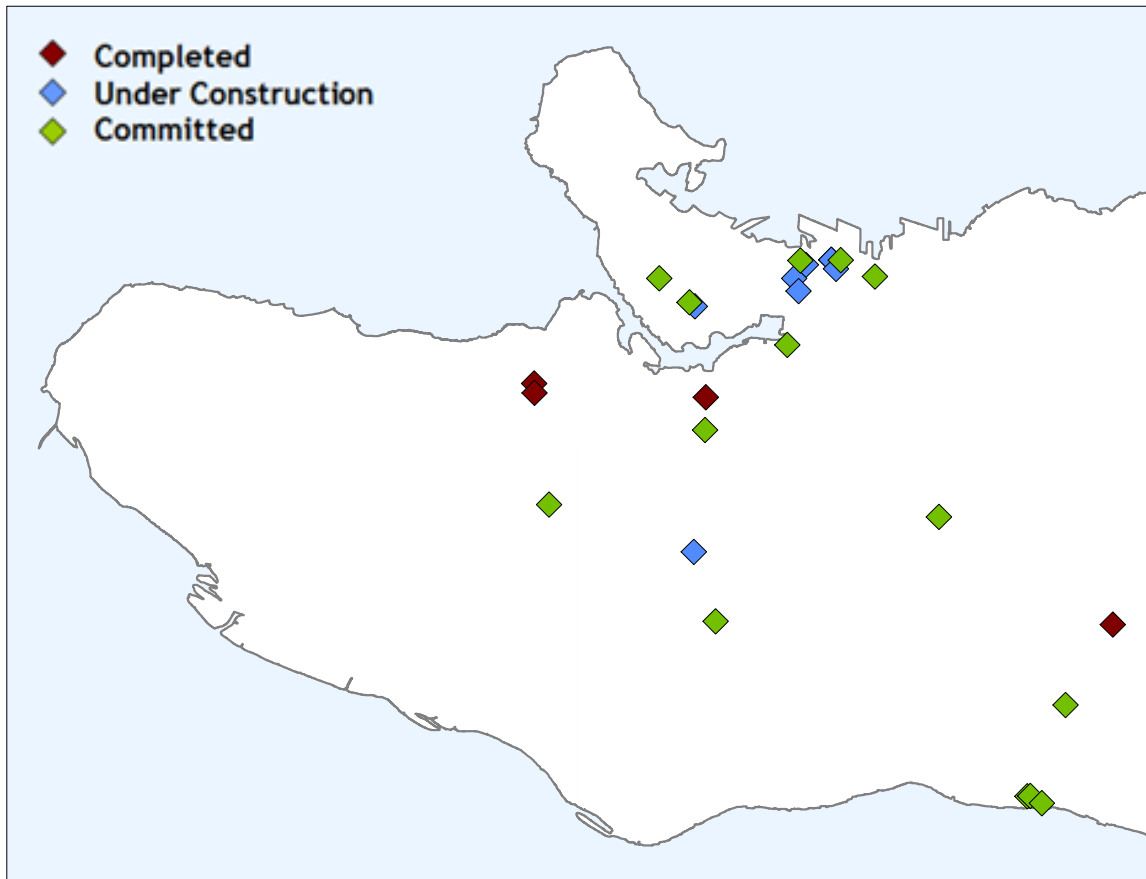
Progress towards Social Housing Goal:



In 2014, an additional 15 units of social housing were opened at 2305 W 7<sup>th</sup>. The City also approved an additional 630 units of social housing in 2014:

- 626 Alexander - 5 units
- 650 W 41<sup>st</sup> - 290 units
- 179 Main - 9 units
- 706 W 13<sup>th</sup> - 144 units
- 1551 Quebec - 137 units
- 1155 Thurlow - 45 units

Locations of New Social Housing: New social housing is being developed in various areas across the city.



**Actions Taken:** The City continues to secure and achieve new social housing through different methods, such as policy and partnerships. Each of the recently adopted community plans considers the delivery of social housing in its 30 year plan for the community. These plans include the West End Community Plan (2013), the Downtown Eastside Local Area Plan (2014), and the Marpole Community Plan (2014)). In terms of innovative partnerships, the City secured 290 units as turn-key (fully fitted and furnished) social housing units, as part the project at 650 W 41<sup>st</sup> Ave (Oakridge Center). This project was approved by Council in March 2014.

Performance Measure	Progress Towards 3 Year Goal
<b>Numbers</b>	1609 units in development (107% of target)
<b>Locations</b>	New supply is found in a variety of areas across the city
<b>Actions Taken</b>	Innovative partnerships allow the City to stay on track (e.g. 290 units at 650 W 41 <sup>st</sup> Ave -Oakridge)

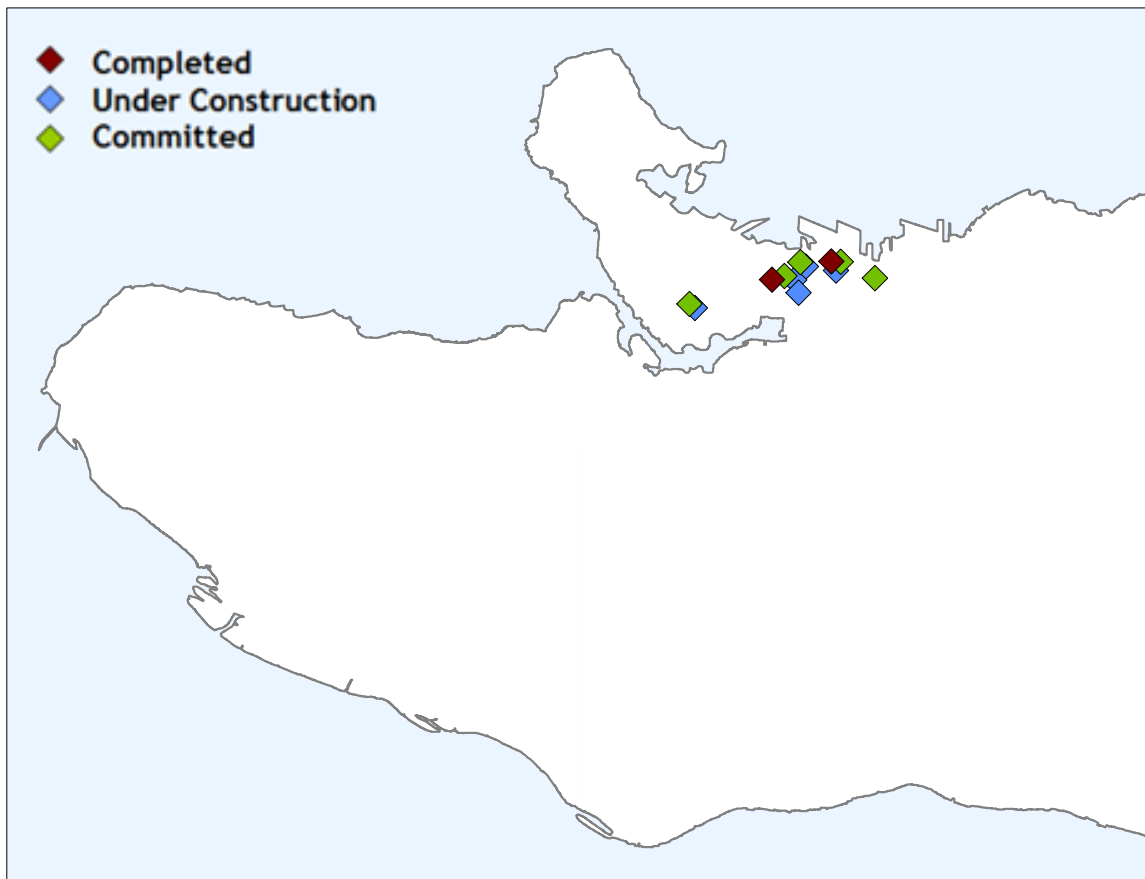
### Indicator 3: Downtown Singles Non-Market Housing - Replacement SROs

**Numbers:** The 2012-2014 target for downtown singles non-market housing, which is permanent housing being built to replace the SRO stock, is 300 units. The units counted towards the target for downtown singles non-market housing are also counted towards the targets for social and supportive housing described above (i.e. they are not in addition to those units).

As of December 31<sup>st</sup> 2014, the total number of units in recently completed projects, projects under construction, and committed projects totalled 499 units. This means the City has achieved 166% of the three year target.

In 2014, 120 units started construction in Vancouver (138 E Hastings - 18 units, 611 Main St - 22 units, 1099 Richards - 162 total and 75 net additional units, and 577 E Cordova - 5 units). In addition, 14 new units were committed (626 Alexander - 5 units and 179 Main - 9 units).

#### Locations of New Downtown Singles Non-Market Housing:





Units counted towards the target for downtown singles non-market housing are located within the downtown core (between Burrard St. and Clark Dr.).

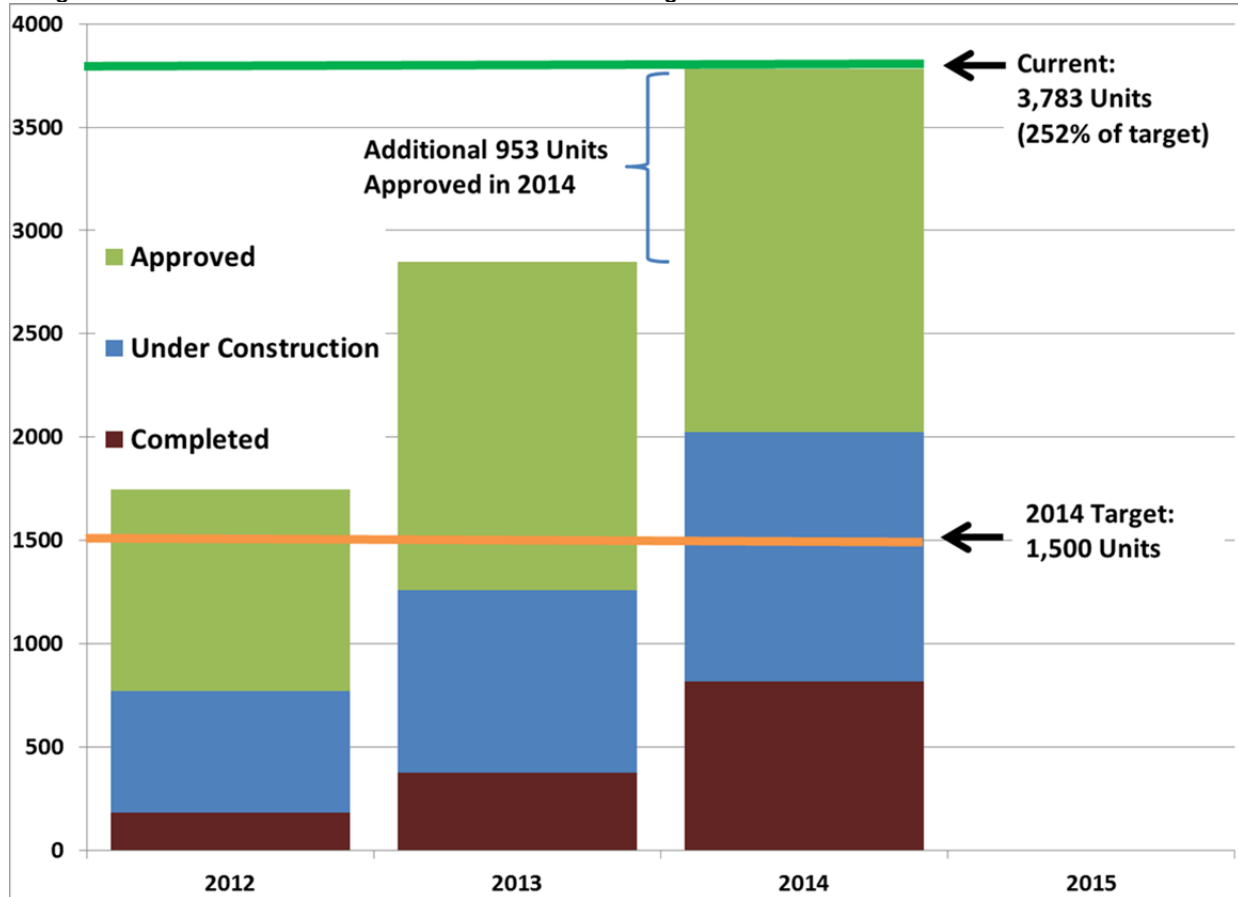
**Actions Taken:**

In 2014, a number of actions were taken to improve SRO conditions, to maintain their affordability, and to ensure that the tenants have suitable supports. In March 2014, Council adopted the DTES Plan which identified specific actions related to SROs that are currently being implemented. The SRA By-law was amended to delegate Council authority to the Chief Housing Officer for permit applications by non-profit housing operators. During the summer, informational flyers were created and distributed, which focused on educating tenants and landlords about their rights and responsibilities with regards to the Residential Tenancy Act and City By-Laws. Further, the City continues to collaborate with the Residential Tenancy Branch staff to identify Residential Tenancy Act amendments that would provide further protection for SRO tenants. In addition, a one-time \$40,000 grant was awarded to First United Church to provide assistance to SRO tenants through the Residential Tenancy Act arbitration process when necessary.

## Indicator 4: Secured Market Rental Housing

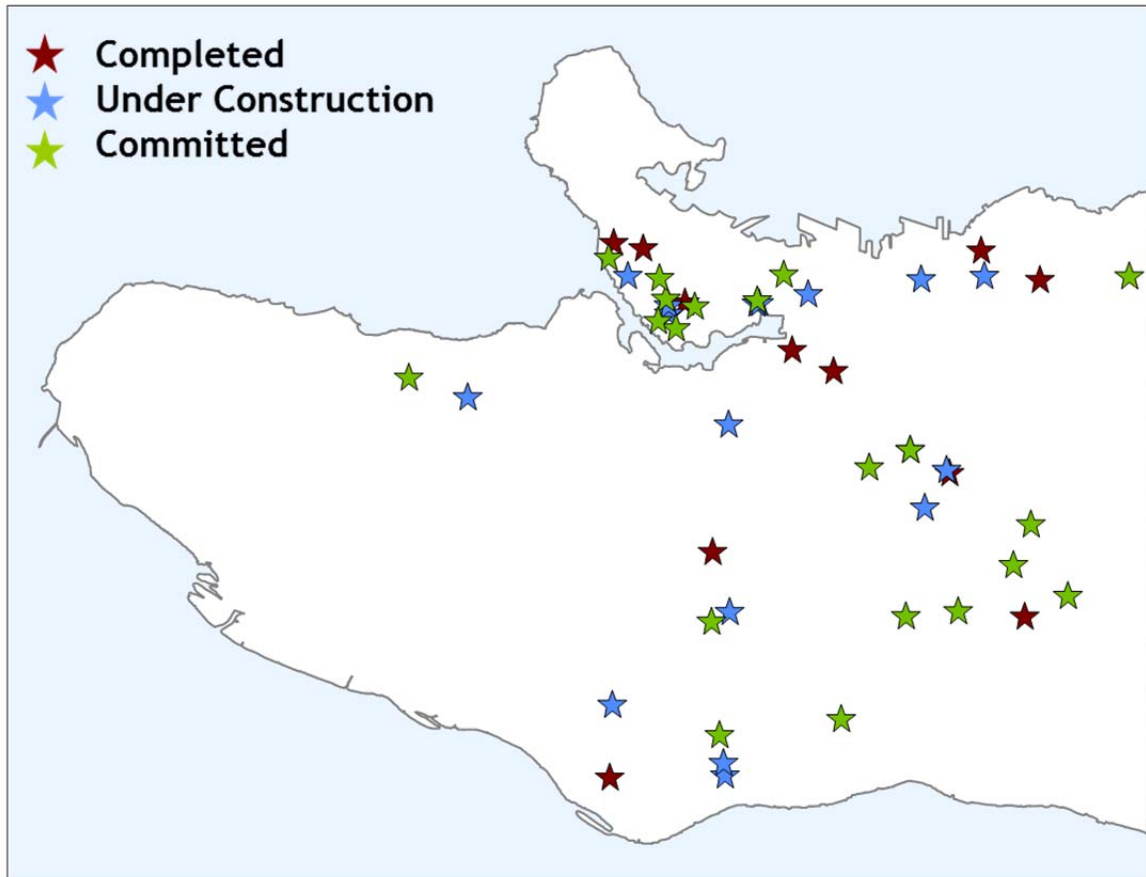
**Numbers:** The 2012-2014 target for secured market rental housing is 1500 units. As of December 31<sup>st</sup> 2014, recently completed projects, projects under construction, and committed projects totalled 3783 units. This means the City has achieved over 250% of the three year target, and is over 75% of the way towards our 10 year target of 5000 units by 2021.

### Progress towards Secured Market Rental Housing Goal:



In 2014, 407 secured market rental housing units were opened, 748 units started construction and an additional 953 units were approved.

Locations of New Secured Market Rental Housing:



New purpose built market rental housing is being developed in a variety of locations across the city, predominantly on the east side.

**Actions Taken:** In addition to processing applications for a high volume of new secured market rental projects in 2014, the City has also continued taking steps to improve support for renters in Vancouver.

1. **Integrated Enforcement: Rental Standards Database & Co-ordinated Working Group for Troubled Buildings.** There continues to be a reduction in building violations since the databases' launch in January 2013. The Working Group now meets with owners who have persistently high number of outstanding violations and proactively works with them to resolve their issues. This approach has been very effective in two buildings (The Regal at 1044 Granville and the West at 388 Carrall St.), which are now managed by non-profit operators.

*Total Number of By-Law Violations*

	Initial Number of Violations	Reduction in Violations		Reduction in Violations		Reduction in Violations		Total Reduction in Violations	
	2012	2012-2013		2013-2014		2014-2015		2012-2015	
	#	#	%	#	%	#	%	#	%
Total number of health and safety by-law violations	7210	-4,070	-56%	-1,565	-50%	-125	-8%	-5,760	-80%

2. In September 2014, Council approved amendments to the Standards of Maintenance By-law to improve liveability standards for SRO Hotels.
3. Vancouver Rent Bank (VRB): By the end of 2014, the Vancouver Rent Bank (VRB) has approved 265 loans and impacted over 413 people, including 91 children. The Vancouver Rent Bank is a multi-partner initiative involving the City of Vancouver, the Network of Inner City Community Services Society, Streethome Foundation, the Vancouver Foundation, UBC, and the Vancity Community Foundation. In addition to loans for rent or utility arrears, security deposits and/or first month's rent, the VRB also provides financial counselling, advocacy and referrals to other services. In 2014, the VRB provided its first loan from its new Violence Prevention Fund, which provides loans specifically to assist women who have experienced violence and are looking to establish a safe and financially sustainable home.

Performance Measure	Progress Towards 3 Year Goal
<b>Numbers</b>	3783 units in development (252% of the target)
<b>Locations</b>	Eastside and downtown predominantly
<b>Actions Taken</b>	Amendments to the Standards of Maintenance By-Law

## Delivery of Family Rental Housing

Progress is being made across the continuum in the area of family housing but more incentives are necessary to increase the number of 3 bedroom units.

### Bedroom Mix in Recently Approved Projects

		Studio	1-bed	2-bed	3-bed	Total Units
Projects with Approved Development Permit*	Non-Market Rental (Supportive and Social Housing)	86%	7%	4%	3%	2062 units
	Secured Market Rental Housing	31%	49%	18%	1%	2238 units
Additional Social Housing projects with zoning approval that do not yet have a development permit		21%	38%	23%	18%	1337 units

\* Bedroom mix can fluctuate between rezoning approval and development permit

Among the recently approved projects with approved development permit, over 90% of non-market rental are studios and 1 bedroom units. This reflects the relatively large proportion of supportive housing units for singles at risk of homelessness.

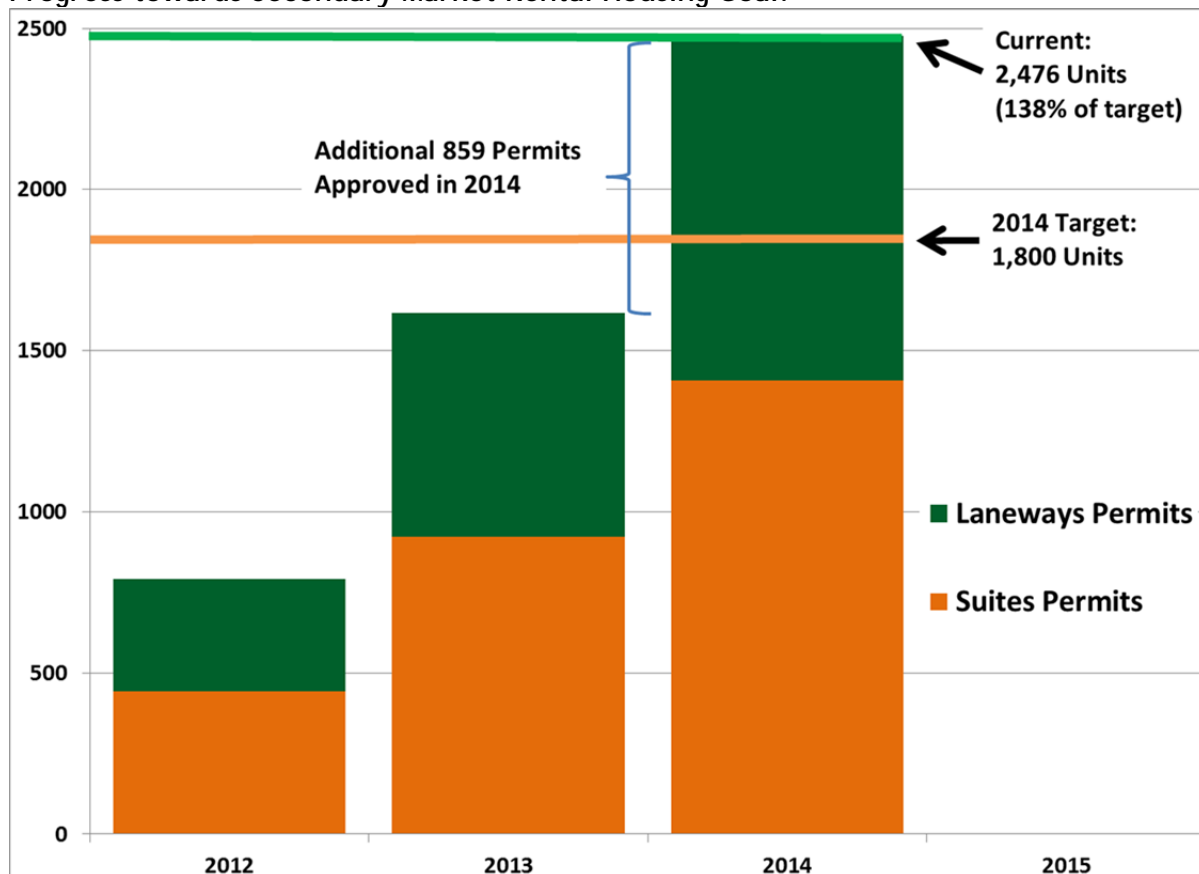
For secured market rental housing projects with approved development permits, nearly 20% will be suitable for families.

In addition, about 40% of approved social housing units that have not yet obtained development permits are expected to be suitable for families. This includes 290 units of social housing secured through the redevelopment at Oakridge (640 W 41<sup>st</sup> Ave), of which 87 units will be 2 bedrooms and 58 units will be 3 bedrooms.

## Indicator 5: Secondary Market Rental Housing

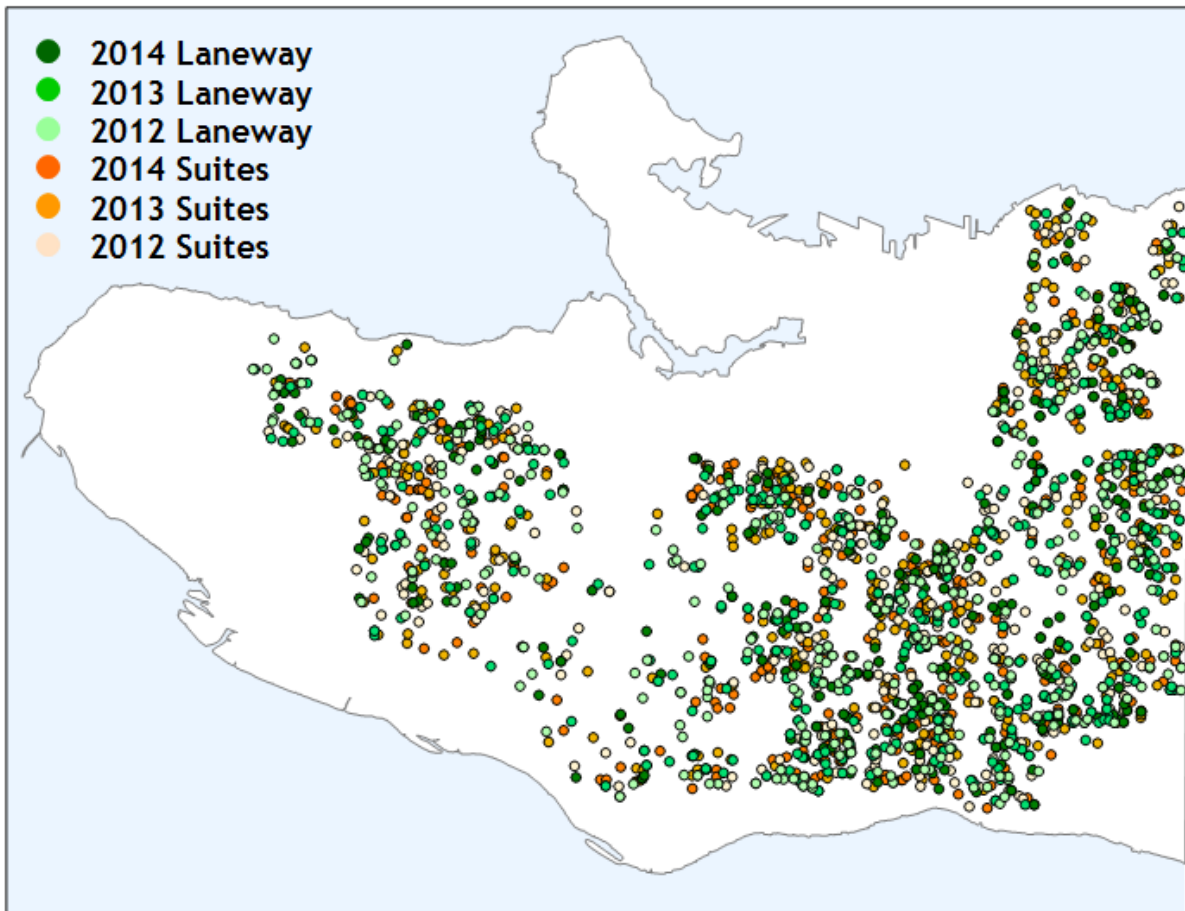
**Numbers:** The three year target for secondary market rental housing is 1800 units. As of December 31<sup>st</sup> 2014, 2476 permits had been issued for suites and laneway houses between Jan 1, 2012 and Dec 31, 2014. This means the City has achieved 138% of its three year target.

Progress towards Secondary Market Rental Housing Goal:



In 2014, the City approved 486 permits for secondary suites (368 permits for suites in new houses and 118 permits for suites in existing houses) and 373 permits for laneway houses. Permits for suites and laneway houses are found throughout the City's single family neighbourhoods. There is a higher concentration of recent permits issued on the eastside, compared to the westside.

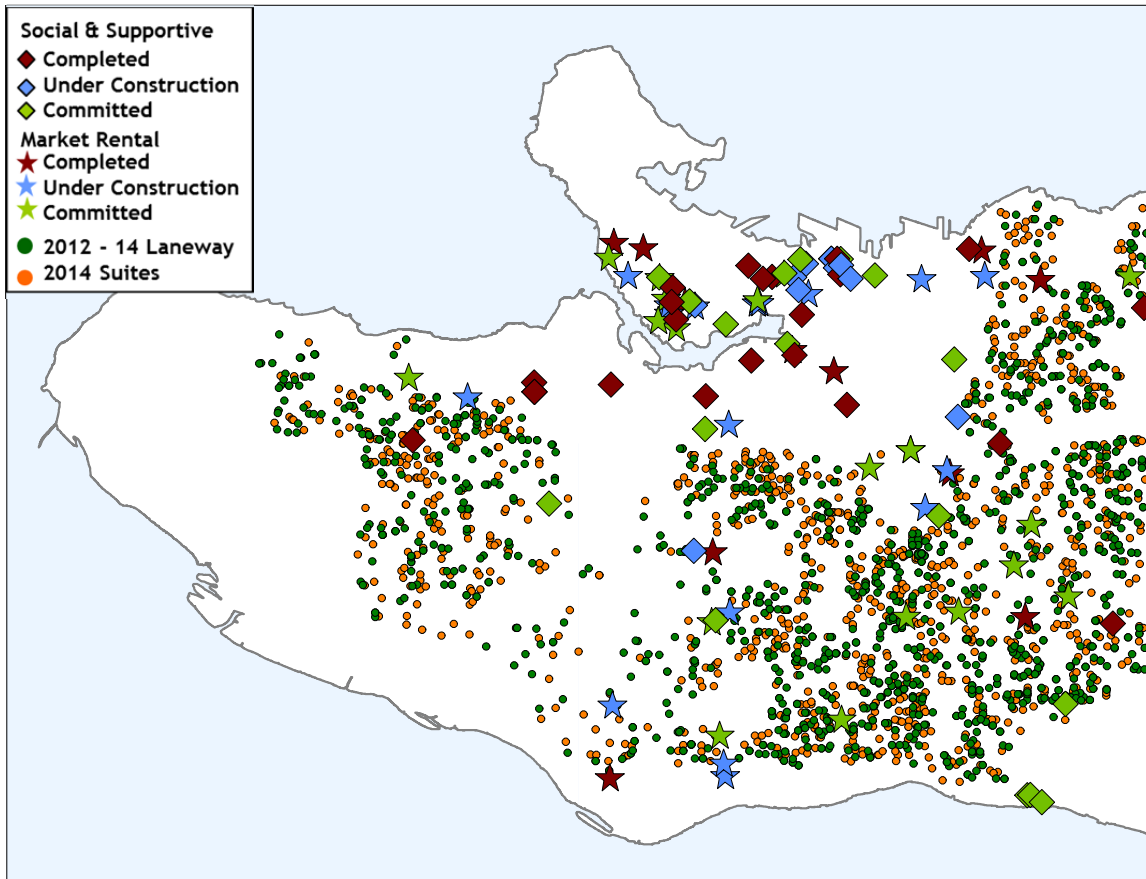
Locations of Suite and Laneway House Permits



**Actions Taken:** In 2014, the City continued to process a substantial volume of permits for secondary market rental in the form of suites and laneway houses. Since the amendments adopted in July 2013, the proportion of one story units approved under new regulations increased from 6% to 13% of laneway houses.

Performance Measure	Progress Towards 3 Year Goal
<b>Numbers</b>	2476 units in development (138% of 2014 target)
<b>Locations</b>	Permits for suites and laneways are found throughout the city, outside the downtown.
<b>Actions Taken</b>	Approved 859 permits for secondary market rental units in 2014.

## Overall: 9714 Rental Housing Units in Development





List of Projects Counted Towards Housing Targets

Housing Type	Local Area	Street	Number of Units
Supportive	Downtown	Seymour St	105
Supportive	Downtown	W Pender St	96
Supportive	Downtown	W Pender St	24
Supportive	Downtown	Howe St	110
Supportive	Downtown	Burrard	141
Supportive	Downtown	Expo Blvd	89
Supportive	Downtown	E Hastings St	52
Supportive	Dunbar South	W 17th Av	51
Supportive	Fairview	W 7th Av	62
Supportive	Grandview-Woodland	Dundas St	16
Supportive	Grandview-Woodland	Victoria Dr	20
Supportive	Hastings - Sunrise	Boundary Rd	56
Supportive	Kensington-Cedar Cottage	Victoria Dr	26
Supportive	Kitsilano	W 8th Av	10
Supportive	Mount Pleasant	E 1st Av	129
Supportive	Mount Pleasant	W 2nd Av	147
Supportive	Mount Pleasant	Fraser St	103
Supportive	Renfrew-Collingwood	Nanaimo St	24
Supportive	Strathcona	Station St	80
Supportive	Strathcona	E Hastings St	90
Supportive	Strathcona	Abbott St	108
Supportive	Strathcona	Princess Av	139
Supportive	Strathcona	Powell St	147
Supportive	Strathcona	E Hastings St	21

Housing Type	Local Area	Street	Number of Units
Social	Arbutus-Ridge	Arbutus St	100
Social	Downtown	E Hastings St	18
Social	Downtown	Main St	22
Social	Downtown	Seymour St	81
Social	Downtown	Richards St	75
Social	Downtown	E Hastings St	68
Social	Downtown	Main St	9
Social	Fairview	W 8th Av	5
Social	Fairview	W 13th Av	144
Social	Grandview-Woodland	Victoria Dr	6
Social	Kensington-Cedar Cottage	Kingsway	48
Social	Killarney	Kingsway	11
Social	Killarney	SE Marine Dr	130
Social	Killarney	SE Marine Dr	95
Social	Killarney	E Kent Av South	82
Social	Killarney	E 54th Av	31
Social	Kitsilano	W 7th Av	15
Social	Mount Pleasant	Quebec St	137
Social	Oakridge	W 41st Av	290
Social	South Cambie	Heather St	9
Social	Strathcona	Alexander	12
Social	Strathcona	Gore St	96
Social	Strathcona	E Hastings St	70
Social	Strathcona	E Cordova	5
Social	Strathcona	Alexander St	5
Social	West End	Thurlow St	45

Housing Type	Local Area	Street	Number of Units
Market Rental	Downtown	Granville St	106
Market Rental	Downtown	Continental St	89
Market Rental	Downtown	Griffiths Way	598
Market Rental	Downtown	Howe St	20
Market Rental	Downtown	Richards St	133
Market Rental	Downtown	Helmcken St	110
Market Rental	Downtown	E Hastings St	68
Market Rental	Downtown	Howe St	98
Market Rental	Downtown	Hornby St	87
Market Rental	Fairview	W 12th Av	106
Market Rental	Grandview-Woodland	E Hastings St	37
Market Rental	Grandview-Woodland	E Hastings St	20
Market Rental	Grandview-Woodland	E Hastings St	87
Market Rental	Grandview-Woodland	Dundas St	4
Market Rental	Hastings - Sunrise	E Hastings St	34
Market Rental	Kensington-Cedar Cottage	Porter St	192
Market Rental	Kensington-Cedar Cottage	Victoria Dr	30
Market Rental	Kensington-Cedar Cottage	Commercial Dr	11
Market Rental	Kensington-Cedar Cottage	Kingsway	77
Market Rental	Kensington-Cedar Cottage	E 19th AV	44
Market Rental	Kensington-Cedar Cottage	Knight St	42
Market Rental	Kerrisdale	Granville St	40
Market Rental	Kitsilano	W Broadway	83
Market Rental	Kitsilano	Alma St	9
Market Rental	Marpole	Cambie St	110
Market Rental	Marpole	Cambie St	46
Market Rental	Marpole	Cambie St	129
Market Rental	Mount Pleasant	Quebec St	91
Market Rental	Mount Pleasant	Granville St	31
Market Rental	Oakridge	Cambie St	290
Market Rental	Oakridge	W 41st Av	50
Market Rental	Refrew-Collingwood	Kingsway	12
Market Rental	Refrew-Collingwood	Slocan St	41
Market Rental	Renfrew-Collingwood	Kingsway	30
Market Rental	South Cambie	Cambie St	6
Market Rental	Strathcona	Great Northern Way	76
Market Rental	Strathcona	E Georgia	40
Market Rental	Sunset	Fraser St	73
Market Rental	Victoria-Fraserview	E 41st Av	40

Market Rental	Victoria-Fraserview	E 41st Av	42
Market Rental	West End	Bidwell St	49
Market Rental	West End	Comox St	186
Market Rental	West End	Beach Av	133
Market Rental	West End	Thurlow St	168
Market Rental	West End	Jervis St	15