

2003 SURVEY OF  
LOW-INCOME HOUSING IN THE  
DOWNTOWN CORE

THE HOUSING CENTRE  
COMMUNITY SERVICES GROUP  
CITY OF VANCOUVER  
MAY 2003



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## HIGHLIGHTS

- **The Downtown Core has 13,741 low-income units:**

In March 2003, the Downtown Core contained an estimated 6,314 single room occupancy (SRO) units, 6,257 non-market units, and 1,170 special needs residential facility (SNRF) units, for a total of 13,741 units.
- **The total low-income stock increased by 4.0% since March 2001:**

Between March 2001 and March 2003, the stock of low-income housing in the Downtown Core increased by 533 units (4.0%). The SRO stock decreased by 61 units (1%), largely as the result of closures that should be temporary. The number of SNRF units increased by 12%. The net increase in non-market housing was 469 units (8%), with the completion of ten projects, more than offsetting the closure or conversion of four projects. All three sub-areas experienced a net increase in low-income units.
- **SRO replacement stock offset SRO losses since March 2001:**

Not all non-market units can be considered to be replacement SRO housing. Excluding family non-market housing and SNRF units, the number of low-income units in March 2003 was 205 units higher than in 2001 and the same as in January 1991.
- **Total non-market housing will increase by 7% by December 2006:**

The seven projects under construction in March 2003 or planned for the Downtown Core will increase the non-market stock by 463 units (7%) over the next two and a half years. The net increase in **singles** non-market housing will be 423 units (8%).
- **Future SRO replacements may maintain the low-income stock:**

Whether the scheduled singles non-market additions by December 2006 will be high enough to maintain the stock of SRO and singles non-market units at or above 1991 levels, depends on the future rate of SRO loss. These rates have been volatile in the past. If the rate of SRO loss continued at the average rate of the 1990s, by December 2006, the total stock of SRO and singles non-market housing would be 111 units less than in 1991. All of the new non-market units will be in the Downtown Eastside/Chinatown/Gastown/Strathcona (D.E.C.G.S.) area. Downtown South would have 177 fewer units in December 2006 than in 1991, and the rest of the Downtown Core would have 226 fewer units. In addition to the number of units available for rent, increasing SRO rents may price an increasing proportion of the SRO stock beyond the reach of its former occupants.
- **City owns or has leased land for 46% of non-market units:**

The City owns and operates 9% of the non-market units in the Downtown Core. Another 37% have been developed on land acquired by the City and leased to non-market sponsors. Five of the seven projects in process are on land leased from or provided by the City.
- **One in three SRO rooms are in buildings with pubs:**

Thirty-four percent of SRO units are in residential hotels (buildings that have pubs and other licensed premises) and 66% are in rooming houses. Eleven percent of SRO buildings have pubs.

- **Just over one quarter of the SRO rooms rent for \$325 a month or less:**

The proportion of rooms rented for \$325 a month or less (the maximum BC Employment and Assistance shelter allowance) continues to decline. Since 2001, the proportion has dropped from 49% to 27% in 2003. Average monthly rents vary from \$345 in the rest of the DE.C.G.S sub-area to \$380 in Downtown South.

- **Rents are increasing:**

Over the last two years, the rate of increase in SRO rents appears to have quickened compared to the 1990s – the average increase in rents in the last two years was 5.4%, compared to 1.1% in the previous two years. The overall SRO vacancy rate in March 2003 was 10% compared to 12% in 2001.

- **SNRFs:**

The Downtown Core has 19 special needs residential facilities, containing about 20% of all the SNRF beds in the city. Since March 2001, the number of SNRF units has increased by 12%. Most new SNRF projects have been replacements for older facilities.

## 1.0 INTRODUCTION

This is the sixth biennial report on the low-income housing stock in Vancouver's Downtown Core. The Downtown Core covers the area from Burrard Street to Clark Drive and includes the Downtown Eastside, Gastown, Strathcona, Downtown South, False Creek North, and part of the Central Business District. The character of the area is changing as new high-rise housing is built in Downtown South, Burrard Slopes, and Pacific Place, but it still contains the city's largest concentration of low-rent market housing, as well as thirty percent of the city's non-market housing stock.

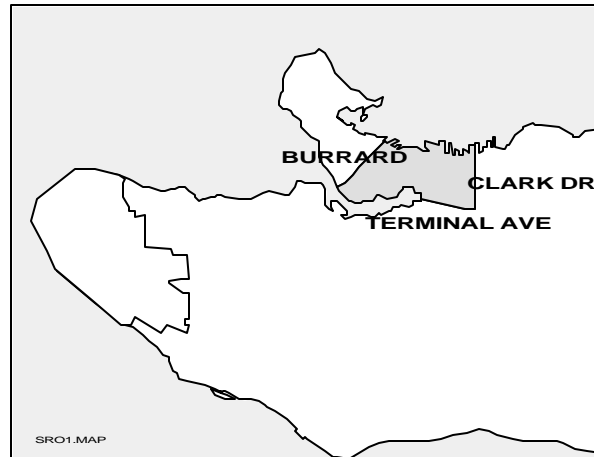


FIG 1: THE DOWNTOWN CORE AREA

Three types of housing are covered in this report:

1. **Privately owned single-room occupancy (SRO) buildings** - these are buildings containing small single rooms, with tenants usually sharing bathroom facilities and occasionally cooking facilities. These SRO units represent the most basic shelter provided by the market for low-income individuals.
2. **Non-market or social housing** - this is housing usually funded through senior government programs and targeted for particular groups. Residents of many of these units are income-tested and pay no more than 30% of their income on rent. In the Downtown Core, much of the non-market housing has been built to house SRO residents.
3. **Special needs residential facilities or SNRFs** - this is housing usually funded by senior governments and targeted for groups with special needs, such as the physically or mentally challenged. In addition to providing shelter, these facilities provide specialized care services to their residents.

The types of housing **not** covered in this survey are owner-occupied dwelling units such as condos, market-rental dwelling units (such as apartments, as opposed to market-rental SRO units), and hotels that primarily provide accommodation for tourists or business travellers.

The Housing and Properties Department (now the Housing Centre) undertook a comprehensive survey of SRO housing at the end of 1990. This survey was repeated in August 1992, April 1994, June 1996, August 1998, February/March 2001, February/March 2003, and it will continue to be done on a periodic basis to provide a consistent picture of changes to the stock in the Downtown Core and its sub-areas. The surveys are concerned only with the physical stock of housing and

do not look at who lives in SROs.<sup>1</sup> This report uses past surveys and other data to examine the low-income stock at the beginning of March 2003 and the changes to that stock since 1991.<sup>2</sup>

The SRO housing stock provides the lowest cost rental units in the city - very little other market housing is available in the same price range.<sup>3</sup> At the same time, it is vulnerable to redevelopment and closure. In recent years, the City has encouraged both the retention/ upgrading of the existing stock of SRO housing and its replacement with better, more livable housing.

Section 2 of this report provides a detailed description of the types of housing covered by the survey, together with the data sources and definitions used. Section 3 provides an overview of the low-income stock as of March 1, 2003 and change in that stock. The next three sections provide more detailed information on the SRO stock, non-market housing, and the SNRF stock. Appendices A, B, and C provide lists of SROs, non-market housing, and SNRFs respectively. Appendix D provides a listing of SRO buildings by name, including all SRO buildings that have been removed from stock over the last thirty years.

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<sup>1</sup> There have been four studies of SRO residents over the last ten years: *The Downtown Core Housing Project: A Community Self-Portrait*, Oct 2000, Main & Hastings Community Development Society & TRAC; *SRO Hotel Residents of Downtown Vancouver*, 1991; *Hotel Residents of Downtown South*, 1991; and *Residents of Victory Square*, 1993. The last three reports were written by Leslie Butt as a consultant working for the City of Vancouver.

<sup>2</sup> A review of changes in the SRO stock since 1970 is provided in *Change in the Downtown Core SRO Stock, 1970-1994*, Housing Centre, City of Vancouver, November 1995. The first report on SRO change was based on both the 1990 and 1992 surveys.

<sup>3</sup> However, although the average rent for a bachelor dwelling unit is considerably higher, SROs are amongst the most expensive rental units in the city on a cost per square foot of living space.



## 2.0 SCOPE AND METHODOLOGY

### 2.1 Definitions and Coverage

For the purpose of this report, **single room occupancy (SRO) housing** is defined as privately owned buildings containing three or more single room occupancy units that are rented out.<sup>4</sup> Typically, these are older buildings with minimal amenities. For the purpose of this report, two types of SRO buildings are distinguished:

- **residential hotels** are SRO buildings licensed to include a pub or lounge on the premises, and
- **rooming houses**, which are not licensed.

A typical SRO unit consists of one room about ten by ten feet, with no private bathroom. Residents share common bathrooms, and sometimes cooking, facilities with other tenants. SRO units without cooking facilities are called sleeping units; those with cooking facilities (a fridge, stove/hot plate, and sink) but no three-piece bathroom are called housekeeping units. Some SRO buildings have self-contained units and/or units with two rooms, as well as single-room sleeping/housekeeping units.

In this report double rooms are included as part of the SRO stock, but self-contained units are excluded – with one exception. Where a SRO building has been modified to convert SROs into self-contained units without dramatic increases in the size of the rooms, the units remain part of the survey. The Metropole Hotel, for example, has been renovated so that each room now has cooking facilities and a two-piece bathroom, and the Lotus Hotel renovations have added three-piece bathrooms in all units.

With few exceptions, SRO residents have low to very low incomes and cannot afford better accommodation. The major market for SRO units are people who cannot afford to pay any higher rent, and so the minimum market rent tends to be set by the shelter component of BC Employment and Assistance, which is \$325 per month. Even at this level, SRO tenants typically pay 60% or more of their income for their rooms.

The distinction between tourist and residential hotels is not always clear-cut. Most tourist hotels can be distinguished on the basis of the physical quality of their rooms, their higher cost, and the letting of rooms only on a daily basis. However, the distinction between the lowest quality “budget” tourist hotels and the highest quality residential hotels sometimes involves a decision about the intended market for the rooms. The issue is complicated by seasonal changes - rooms may be let daily to tourists in the summer, reverting to weekly or monthly rentals in the winter. Hotels may also have a mix of tourist and residential rooms. While hotels that serve tourists

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<sup>4</sup> This definition is similar to the definition of “lodging houses” in the City’s *License By-Law No. 450*. In terms of the “use” definitions in the *Zoning and Development By-law*, the definition used here includes rooming houses, some hotels, and some multiple conversion dwellings. The *Zoning and Development By-law* defines a rooming house as a building containing 3 or more sleeping units, excluding multiple conversion dwellings (MCDs) and special needs residential facilities. An MCD is defined as a building **converted** to contain 2 or more sleeping, housekeeping, or dwelling units. If sleeping or housekeeping units are rented out for periods of less than a month, under the *Zoning and Development By-Law* the building is defined as a hotel.

exclusively are excluded from the survey, “mixed” hotels are included and all their rooms are counted in the inventory - unless the building has been converted to entirely tourist use since 1991 and is now going back to some monthly rentals. In these cases, only the monthly rentals are included in the survey.

In recent years, there has also been an increase in hostel or “backpacker” accommodation. This is aimed at the lowest end of the tourist market – younger tourists or backpackers willing to share rooms. Hostels usually have two or more beds per room, sometimes in the form of bunk beds. When a hostel has rooms rented monthly to single individuals, only those rooms are included in the survey. Again, the distinction between tourist and residential use is not always clear. In some cases, people with no other place of permanent residence are renting beds in shared rooms on a monthly basis - and paying the welfare shelter rate for each bed.

SRO housing is low-income housing by default; **non-market housing** is generally purpose-built for lower and moderate-income groups and is usually funded under senior government housing programs. Sponsors of non-market housing projects enter into operating agreements with senior governments, or housing agreements with the City, that determine how the housing will be operated, who can live in them, the ongoing subsidies that will be provided to the project, and the rents that tenants will pay. The proportion of non-market units actually occupied by the lowest income or “core-need” households<sup>5</sup> varies depending on the program under which the projects were funded.

Other non-profit projects have been developed or acquired without funding assistance from Federal/Provincial housing programs. Where these are owned by the City (such as the Gresham and Old Continental) or are on land leased from the City (with the lease stipulating that some or all of the units must be rented at lower than market rents, with income-testing of residents), the projects are treated as non-market units. Other projects operated by non-profit societies, such as the Salvation Army’s Dunsmuir House, are treated as SROs rather than non-market housing, as their ongoing role as non-profit housing is not guaranteed.

Most non-market housing in the city consists of self-contained units - each unit contains cooking facilities and a full bathroom. However, some SRO buildings in the Downtown Core are operated as non-market housing. For example, the Gresham, Alexander Residence, and Central Residence were all privately run SROs before being bought for non-market housing.

**Special need residential facilities (SNRFs)** are funded by senior governments and provide self-contained units or, more commonly, shared accommodation or beds. The major difference between SNRFs and non-market housing is that SNRFs provide support services and/or medical care for those who cannot live independently. For the purpose of this report, all emergency shelters are also defined as SNRFs, although the Zoning and Development By-law may define them as social service centres. Generally, SNRFs provide housing for a range of income groups - resident selection is based on medical and social factors, rather than on income. However, many

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<sup>5</sup> The term “core need” was created to describe low-income households who, in the private rental market, would have to pay 30% or more of their income for a suitable, adequate housing unit. In B.C., another distinction is also made between households in **shallow core-need** and those in **deep core-need**, the latter defined by incomes that are 70% or less of the minimum income levels required by households to rent suitable, adequate housing without spending 30 per cent or more of their income.

of the SNRFs provide shelter for SRO residents, and the line between SNRF units and other types of housing is blurred in some cases. For example, the Union Gospel Mission on East Cordova and Triage on Powell have both non-market housing and SNRF beds.<sup>6</sup>

## 2.2 Data Sources

The non-market housing data used in this report comes from a Housing Centre inventory that covers all non-market housing projects in the city built since 1953, and which is updated as projects receive funding and are completed.<sup>7</sup> Information on SNRFs as defined by the Zoning and Development By-law comes from an inventory compiled and updated by Social Planning.

Information on the SRO stock has been assembled from a variety of sources. Interviews with building managers and owners were used to gather data on the number of occupied and vacant units, rental terms, rental rates, and the services provided for tenants. In the 2003 survey, we were able to obtain information from the managers of all but three buildings (46 units - representing less than 1% of all units). For buildings where contact could not be made, unit information was derived from previous surveys and the City records, and the buildings are excluded from the vacancy rate and rent figures.

Where the 2003 survey indicated a change in the number of units in a SRO, the records for that building were cross-checked to establish whether there had been a real change or whether the figures were simply more accurate information than previously recorded. If no reason for a change could be established, we have assumed that the previous figure was in error and the current and old stock figures have been corrected. Consequently, the figures in this report may differ from those previously published.

## 2.3 Change

Physical changes can create stock losses through the demolition or conversion of a building to other uses, or stock gains through new construction or conversion of buildings to low-income housing. Other types of changes to the SRO stock, such as changes in rental periods and the number of rooms rented, are less obvious and harder to track.

- **Redevelopment** - Many rooming houses in the downtown are on land zoned for more intensive use and are vulnerable to redevelopment as the real-estate market changes.
- **Closure** - The City of Vancouver has a Standards of Maintenance By-law that requires the physical condition of SRO units to meet specified quality levels. If a building does not comply, the City can order their closure. Buildings can also be closed if they do not comply with the City's Health By-law. Units can be temporarily removed from the stock while the owner renovates the building, or the operator may close some or all of the SRO operation on a long-term basis because of the cost of upgrading. The building may remain with only some of the rooms or just the ground-floor commercial uses operating.
- **Fire** - This has been one of the major causes of SRO loss, affecting both buildings that are operating and those that have been closed down.

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<sup>6</sup> In this survey, mixed buildings like these will be found on both the list of SNRFs and the SRO list, with the unit figures referring to either the SNRF or the SRO units.

<sup>7</sup> See <http://www.city.vancouver.bc.ca/cgi-win/nonmarket/nmi.exe> for data on individual non-market housing projects.

- **Rent Increases** - Units may have rent increases that effectively reduce their usefulness to low-income tenants. BC Employment and Assistance rates are \$510 per month for employable singles (now termed “temporary assistance”) and \$771 for single permanently disabled individuals (continuous assistance), assuming the maximum shelter allowance of \$325 a month. Singles 65 years or older receive up to \$786 a month.
- **Renovations/Conversions** - Units in a SRO building may be upgraded and shifted to daily rental only, moving the building towards tourist use. Units can be temporarily removed because of renovations, or permanently removed if there is a change of use or if renovations increase rents beyond the capability of low-income tenants.

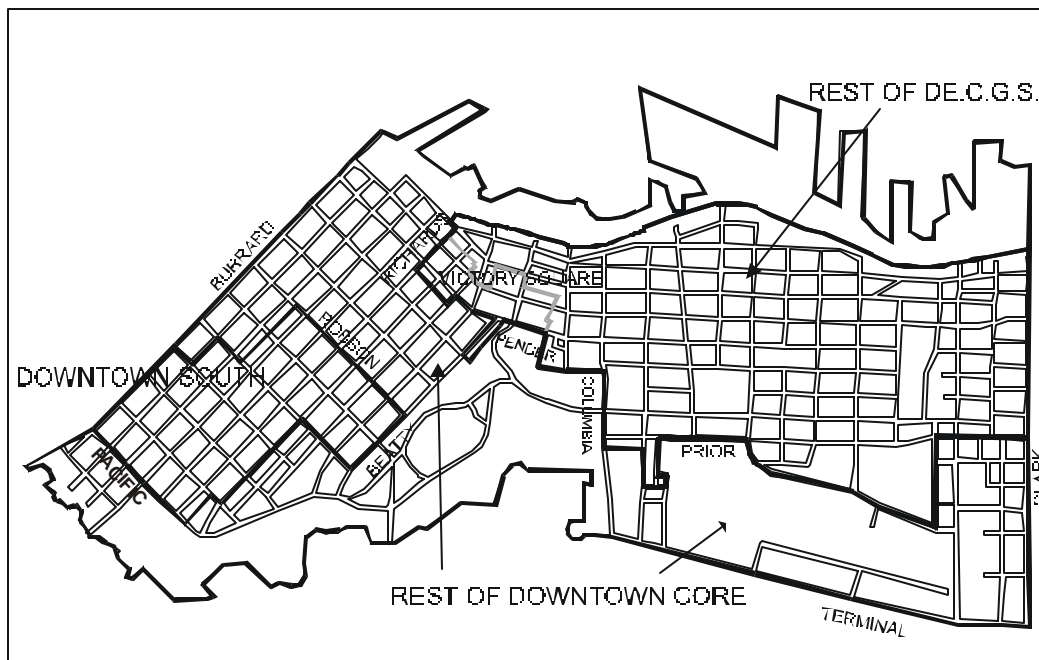
This report looks at changes to the low-income housing stock that have taken place through demolition, conversion, new construction, and long-term closure. Changes in pricing and in the mix of tourist/residential rooms within individual buildings are usually not included, as they are easily made, easily reversed, and hard to track accurately.

In terms of timing, a loss in the SRO stock is treated as occurring when the rooms are closed, rather than when they are physically removed from the stock. For example, the Richards Rooms (520 Richards) closed in 1994 and is treated as a 1994 loss, although not demolished until 1995. If a closed building re-opens, it is treated as an addition back to the stock.

## 2.4 Sub-Areas

In this report, the Downtown Core has been divided into three sub-areas corresponding to current planning areas, as shown in the map below. The Downtown Eastside/Chinatown/Gastown/Strathcona (DE.C.G.S.) area is that used for community monitoring and policy planning. Victory Square is a sub-area of the DE.C.G.S., used only in the section on SRO vacancy rates and rents.

FIG 2: DOWNTOWN CORE SUB-AREAS

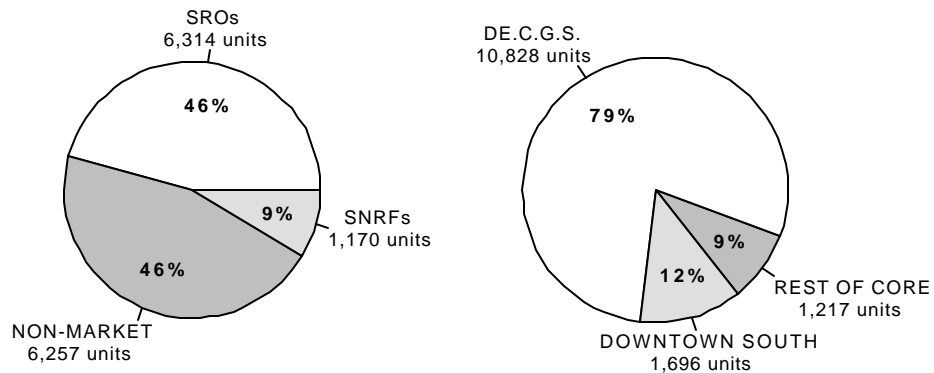


### 3.0 OVERALL STOCK AND CHANGE

#### 3.1 Total Stock

As of March 2003, the three sub-areas surveyed contained an estimated 13,741 SRO, non-market, and SNRF units. About 46% of the units are SROs, 46% are non-market units, and the remaining 9% are SNRF units. The rest of the housing stock in the area consists of either self-contained market-rental or owner-occupied dwelling units. Table 1 provides a breakdown of the number of units and buildings by type and by sub-area.

FIG 3: LOW-INCOME HOUSING IN THE DOWNTOWN CORE, MARCH 2003



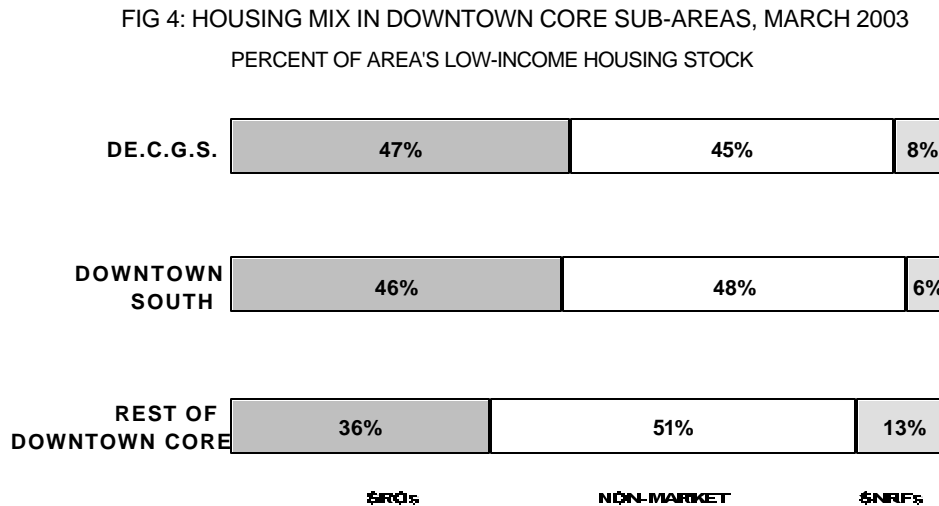
Most of the Downtown Core's low-income units are in the DE.C.G.S., which has 79% of all units. Another 12% of the units are in the Downtown South sub-area, and the remaining 9% are in the rest of the Downtown Core.

TABLE 1: DOWNTOWN CORE - UNITS AND BUILDINGS BY SUB-AREA, MARCH 2003

Sub-Area	Units				Buildings			
	SROs	Non-Market	SNRFs	Total	SROs	Non-Market	SNRFs	Total*
DE.C.G.S.	5,093	4,827	908	10,828	125	68	15	206
Downtown South	786	808	102	1,696	16	10	2	28
Rest of Downtown Core	435	622	160	1,217	6	8	2	15
<b>TOTAL</b>	<b>6,314</b>	<b>6,257</b>	<b>1,170</b>	<b>13,741</b>	<b>147</b>	<b>86</b>	<b>19</b>	<b>249</b>

\* The total number of buildings for each area may be less than the sum of SRO, non-market, and SNRF buildings, as buildings may have both non-market and SNRF units or SRO and SNRF units.

The different types of low-income housing are not evenly distributed among the areas, and the mix of low-income units in the sub-areas differs, as shown in Figure 4 below.



### 3.2 Change

Between March 2001 and March 2003, the stock of low-income housing in the Downtown Core increased by 533 units, or 4.0% (see Table 2), compared to a gain of 452 units between August 1998 and March 2001. The stock in the DE.C.G.S. increased by 3.5%, Downtown South by 0.5%, and the rest of the Downtown Core by 14.7%.

TABLE 2: CHANGE IN TOTAL LOW-INCOME UNITS, MARCH 2001 – MARCH 2003

Sub-Area	Change in Units			TOTAL
	SROs	Non-Market	SNRFs	
DE.C.G.S.	4	244	121	369
Downtown South	-59	63	4	8
Rest of Downtown Core	-6	162	0	156
<b>TOTAL</b>	<b>-61</b>	<b>469</b>	<b>125</b>	<b>533</b>

The **net** loss in the SRO stock fell to 61 units compared to 353 in the previous survey period (August 1998 to March 2001). The conversion of the New World Hotel to non-market units accounted for over one quarter of the 400 SRO units lost since March 2001. Another 200 of the SRO losses were associated with complete or partial closures that may prove to be temporary, either for renovations or for by-law violations. Almost all the SRO gains were associated with the re-opening of seven SROs that had been closed. Where the SROs have been closed for significant improvements, such as the Jubilee Rooms and Lotus Hotel, they have also re-opened with higher rents.

Ten non-market projects were completed with a total of 759 units, slightly lower than the 839 units completed in the previous survey period. The closures of four non-market projects reduced

the **net** gain in non-market units to 469. The SNRF stock increased by 125 units, compared to a gain of 6 units in the previous survey period, with the opening of four new facilities offset by the closure of one project.

Between January 1991 and March 2003, the total low-income stock in the Downtown Core increased by just under 6%. The high level of non-market completions over the last three years has been sufficient to more than offset the SRO losses over the period. However, the low-income stock in Downtown South declined.

TABLE 3: CHANGE IN TOTAL LOW-INCOME UNITS, JANUARY 1991 - MARCH 2003

Sub-Area	1991 STOCK	91	92	93	94	95	96	97	98	99	00	01	02	03*	2003*	1991- 03 UNITS	1991- 03 %
DE.C.G.S.	10,331	67	12	175	-143	-43	68	-165	-67	146	58	280	143	-34	10,828	497	4.8%
Downtown South	1,705	8	-2	150	-8	0	15	-147	-117	-52	136	4	5	-1	1,696	-9	-0.5%
Rest of Core	961	0	39	72	-20	-140	0	0	125	30	-6	60	96	0	1,217	256	26.6%
<b>TOTAL</b>	<b>12,997</b>	<b>75</b>	<b>49</b>	<b>397</b>	<b>-171</b>	<b>-183</b>	<b>83</b>	<b>-312</b>	<b>-59</b>	<b>124</b>	<b>188</b>	<b>344</b>	<b>244</b>	<b>-35</b>	<b>13,741</b>	<b>744</b>	<b>5.7%</b>

\* March 1, 2003

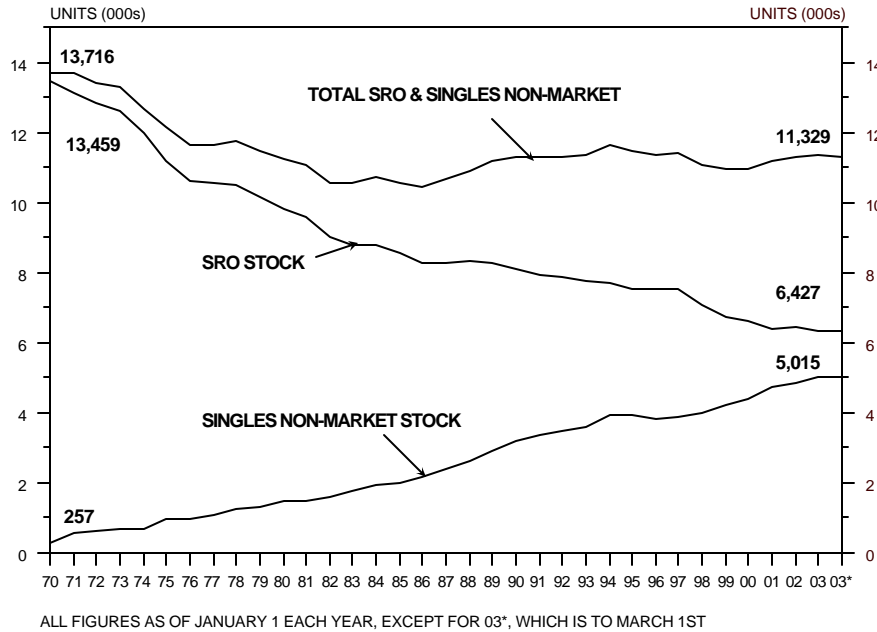
### 3.3 SRO Replacement

Not all of the non-market housing in the Downtown Core can be considered to be replacement SRO housing. Almost all SRO residents are single, with an average age of 41<sup>8</sup>. Excluding housing designed for families produces a more appropriate measure of SRO replacement housing. The distinction between SNRFs and SROs and non-market housing is sometimes blurred, but resident selection for SNRFs is based mainly on factors other than income and so they also have been excluded.

Adjusted to exclude SNRFs and family non-market housing, the net change in low-income housing between March 2001 and March 2003 drops from 533 to 205 units. The net change in units over the longer period from January 1991 to March 2003 shifts from a gain of 744 units to a gain of 3 units. Looking at change since 1970 (Figure 5), the net loss in the stock has averaged about 70 units a year – overall, the combined SRO and singles non-market stock declined by 2,387 units (17%) between January 1970 and March 2003. In comparison, the total housing stock in the city increased by about 55% between 1970 and 2001, and by 19% between 1991 and 2001.

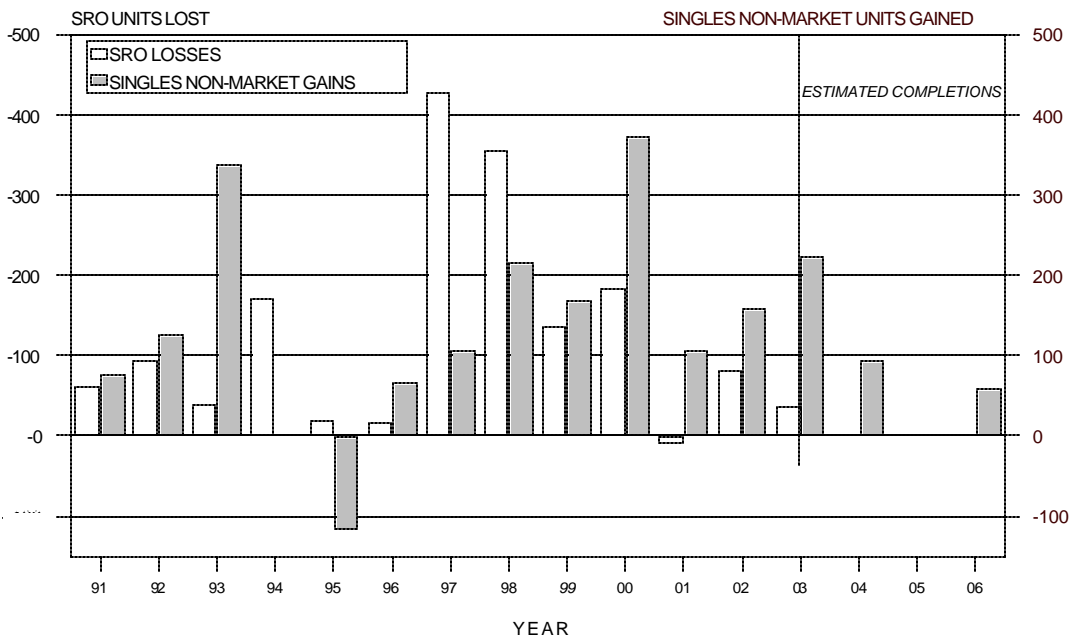
<sup>8</sup> *The Downtown Core Housing Project: A Community Self-Portrait*, Oct 2000, Main & Hastings Community Development Society & TRAC. The SRO population appears to be getting younger, as the estimated average age in the previous 1991 survey was 47 years.

FIG 5: SRO & SINGLES NON-MARKET HOUSING, DOWNTOWN CORE, JANUARY 1970 - MARCH 2003



If current non-market projects proceed as scheduled, the singles or non-family non-market stock in the Downtown Core will increase by 378 units or 7.5%, between March 2003 and December 2006 (Figure 6). Two hundred and twenty-four units are scheduled to be completed this year, 94 units in 2004, and 60 units in 2006.

FIG 6: SRO & SINGLES NON-MARKET HOUSING, DOWNTOWN CORE, 1991 – 2006





For the Downtown Core as a whole, the number of singles non-market units in the pipeline (column A in Table 4) is more than sufficient to replace the 1991-2003 net loss in the SRO and singles non-market stock (column B), and to increase that stock by 381 units by December 2006 (column C). Whether this will be sufficient to offset future SRO losses over this period depends on the rate at which SROs continue to be lost.

TABLE 4: SRO REPLACEMENT, JANUARY 1991 – DECEMBER 2006 \*

Sub-Area	SINGLES NON-MARKET ADDITIONS	NET CHANGE LOW-INCOME HOUSING	COLUMN A PLUS	POTENTIAL SROs LOSSES, MARCH 2003- DEC 2006
	MARCH 03- DEC 2006 (A)	JAN 91- MARCH 03 (B)	COLUMN B (C)	AT 1991-02 RATE (D)
DE.C.G.S.	+378	+171	+549	-257
Downtown South	+0	+11	+11	-188
Rest of Core	+0	-179	-179	-47
<b>TOTAL</b>	<b>+378</b>	<b>+3</b>	<b>+381</b>	<b>-492</b>
<b>Total Net Change, Downtown Core, 1991-2006</b>				<b>-111</b>

\* Excluding SNRFs and family non-market completions/scheduled completions.

Over the last twelve years, the rate of change in the SRO stock has been volatile, with two peak years accounting for almost half the loss over the period. If the Downtown Core were to continue to lose SRO units at the average rate of the last twelve years (column D - 132 units a year), the net gain in low-income housing between March 2003 and December 2006 would not be sufficient to offset SRO losses, producing an overall low-income stock that would be 111 units less than in 1991.

Looking at SRO replacement by sub-area, all of the singles non-market completions will be in the DE.C.G.S. These additions are high enough to more than offset SRO losses over the next four years, even if the area continues to lose the same number of SROs as it lost between January 1991 and December 2002.

In the other two areas, there are no non-market projects in process. In Downtown South continued SRO losses between March 2003 and December 2006 at the rate of the 1990s would produce a decline in the area's low-income stock relative to 1991 levels. In the rest of the Downtown Core, the area experienced a loss in its low-income stock between January 1991 and March 2003, and any further SRO losses will take the stock further below 1991 levels.

The SRO replacement issue involves not only the total number of units, but also their quality and their cost. The rents of non-market singles units are usually either rent-geared-to-income or tied to the \$325 shelter component and so are affordable. Even where the non-market units are neither new nor self-contained, there is also an improvement in the quality and safety of the accommodation. With the SRO stock, increases in rents, sometimes associated with renovations that have significantly improved the quality and safety of the units, can price the stock beyond the reach of their former occupants.



## 4.0 SROs

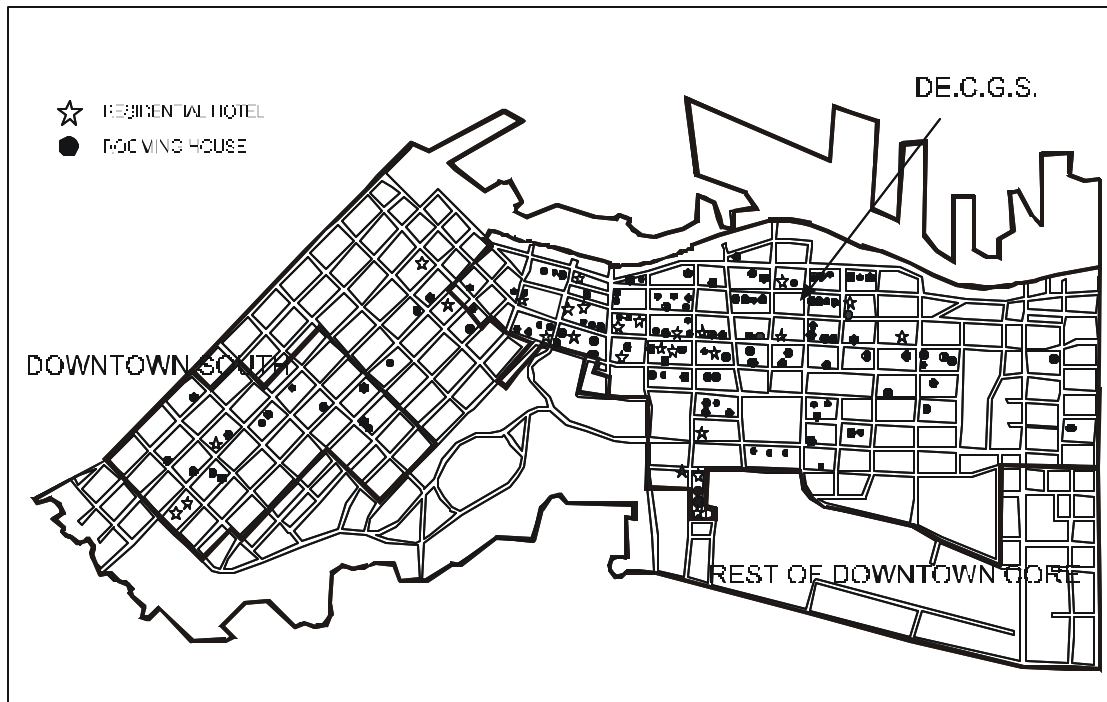
### 4.1 Stock

As of March 2003, the Downtown Core contained 6,314 SRO units in 147 residential hotels and rooming houses. Eighty-one percent of the units are in the Downtown Eastside/Chinatown/Gastown/Strathcona (D.E.C.G.S.), Downtown South has 12%, and the rest of the Downtown Core has 7%. A list of SROs sorted by sub-area and address is provided in Appendix A, and Appendix D provides a list of past and present SROs sorted by name.

TABLE 5: RESIDENTIAL HOTEL & ROOMING HOUSE STOCK, DOWNTOWN CORE, MARCH 2003

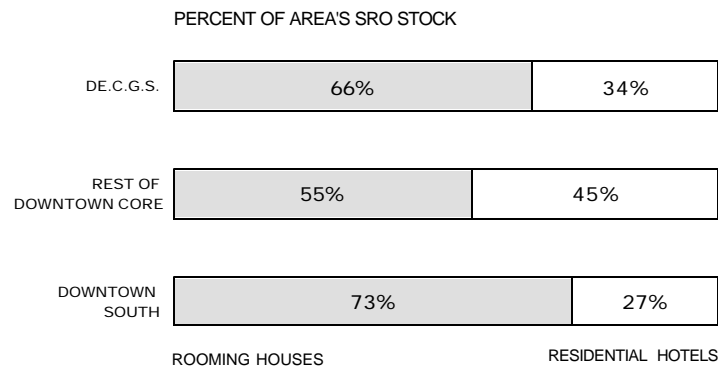
Sub-Area	Residential Hotels		Rooming Houses		Total	
	Rooms	% Share of Rooms	Rooms	% Share of Rooms	Rooms	% Share of Rooms
DE.C.G.S.	1,755	81%	3,338	80%	5,093	81%
Downtown South	213	10%	573	14%	786	12%
Rest of Downtown Core	194	9%	241	6%	435	7%
<b>TOTAL</b>	<b>2,162</b>	<b>100%</b>	<b>4,152</b>	<b>100%</b>	<b>6,314</b>	<b>100%</b>
Sub-Area	Number of Buildings		Number of Buildings		Number of Buildings	
	Bldgs	% Share of Bldgs	Bldgs	% Share of Bldgs	Bldgs	% Share of Bldgs
DE.C.G.S.	24	83%	101	86%	125	85%
Downtown South	3	10%	13	11%	16	11%
Rest of Downtown Core	2	7%	4	3%	6	4%
<b>TOTAL</b>	<b>29</b>	<b>100%</b>	<b>118</b>	<b>100%</b>	<b>147</b>	<b>100%</b>

FIG 7: LOCATION OF RESIDENTIAL HOTELS & ROOMING HOUSES, MARCH 2001



Overall, about 34% of SRO units in the Downtown Core are provided by residential hotels (SRO buildings licensed for a pub or lounge on the premises). This proportion ranges from 27% of the units in Downtown South to 45% in the rest of the Downtown Core.

FIG 8: MIX OF SRO UNITS BY SUB-AREA, MARCH 2003



## 4.2 Change

Between March 2001 and March 2003, 400 SRO units were lost and 339 units gained, for net loss of 61 units (1.0%). Table 7 provides details on changes involving more than five units. The conversion of the New World Hotel to non-market units accounted for over one quarter of the SRO losses. Another 200 of the SRO losses were associated with complete or partial closures that may prove to be temporary, either for renovations (such as the Granville Hotel and 727 Keefer) or for by-law violations (such as the Spinning Wheel and Evergreen Rooms).

Three small SROs with 22 units have been or are being converted to dwelling units, while 38 units were lost as a result of complete (927 Main) or partial (Hotel St Clair and Ivanhoe) conversion to hostel or "backpacker" accommodation. Hostels usually have two or more beds per room, sometimes in the form of bunk beds, and are aimed at the lowest end of the tourist market (younger tourists or backpackers willing to share rooms). Only minor work may be involved in converting SROs to and from hostel use, and the situation can be fluid.

Almost all the SRO gains were associated with the re-opening of seven SROs, the largest being the Lotus Hotel (110 units) that had been closed for renovations to put bathrooms in each unit. While some of the smaller SROs re-opened with rents at the same level as before, where renovations are significant, they have re-opened with increased rents. Most of the other SRO gains are more transitory, associated with three partial conversions from hostel or budget hotel use. These units may be seasonal, disappearing with the summer tourist season.

All of the net loss in SRO units between March 2001 and March 2003 has been in the rooming house stock, with a net gain of one residential hotel (150 unit net gain) and a net loss of five rooming houses and 211 rooming house units. Overall, there was a net gain of 4 units in the DE.C.G.S., but the stock in Downtown South declined by 59 units (7% of its stock) and there was a net loss of 6 units in the rest of the Downtown core.

TABLE 6: MAJOR SRO CHANGES, MARCH 2001 – MARCH 2003

Name	Address	Net Change SRO Units	New Use
<b>DE.C.G.S.</b>			
DOMINION	210 ABBOTT	35	Reconversion from hostel/budget hotel
LOTUS HOTEL	455 ABBOTT	110	Re-opened
DECKER RESIDENCE	504 ALEXANDER	38	Re-opened
SPINNING WHEEL HOTEL	210 CARRALL	-27	Closed by City
RAINIER HOTEL	309 CARRALL	-21	Closed for renovations
GASTOWN HOSTEL	340 CAMBIE	10	Now fully converted from hostel to residential
EVERGREEN ROOMS	333 COLUMBIA	-27	Closed by City
PATRICIA HOTEL	403 E HASTINGS	14	Partial reconversion from budget hotel
	575 E HASTINGS	18	Re-opened
SHAMROCK HOTEL	635 E HASTINGS	-28	Partial closure
CHELSEA INN	33 W HASTINGS	28	Re-opened
PALACE HOTEL	35 W HASTINGS	31	Re-opened
HARBOURFRONT HOSTEL	209 HEATLEY	-7	Closed by City
	707 KEEFER	-6	Closed for renovations
NO. 5 ORANGE	205 MAIN	-15	Closed for renovations
JUBILEE ROOMS	235 MAIN	29	Re-opened (consolidation of two SROs)
VETS ROOMS	311 MAIN	-10	Closed for renovations
C & N BACKPACKERS	927 MAIN	-18	Now fully converted to hostel
IVANHOE HOTEL	1038 MAIN	-14	Partial conversion to hostel
	228 E PENDER	-10	Partial closure for SOM reasons
NEW WORLD HOTEL	396 POWELL	-110	Converted to non-market housing
MING SUNG READING RM	439 POWELL	8	Re-opened
	236 PRINCESS	-10	Conversion to dwelling units
	320 UNION	-6	Conversion to dwelling units
LOW YOUNG COURT	406 UNION	7	Partial conversion
	511 UNION	-6	Gradual closure to convert to dwelling units
<b>DS (MODIFIED)</b>			
GRANVILLE HOTEL	1261 GRANVILLE	-48	Gradual closure to allow installation of bathrooms
PLAZA HOTEL	806 RICHARDS	-11	Gradual closure again for redevelopment
<b>REST OF DOWNTOWN CORE</b>			
HOTEL ST CLAIR	577 RICHARDS	-6	Gradual conversion to hostel
<b>TOTAL NET CHANGE (including minor changes) – 61 UNITS</b>			

Table 7 on the next page shows the change in the SRO stock since 1991. Over the past twelve years, the SRO stock has decreased by 1,616 units, or about 1.7% a year. The sub-area with the highest rate of loss in the 1990s is the Downtown South, where the stock has fallen by 42%. The rate of loss was significantly higher in 1997 and in 1998 than during the rest of the decade. The last two years have seen relatively little net change in the number of SRO units.

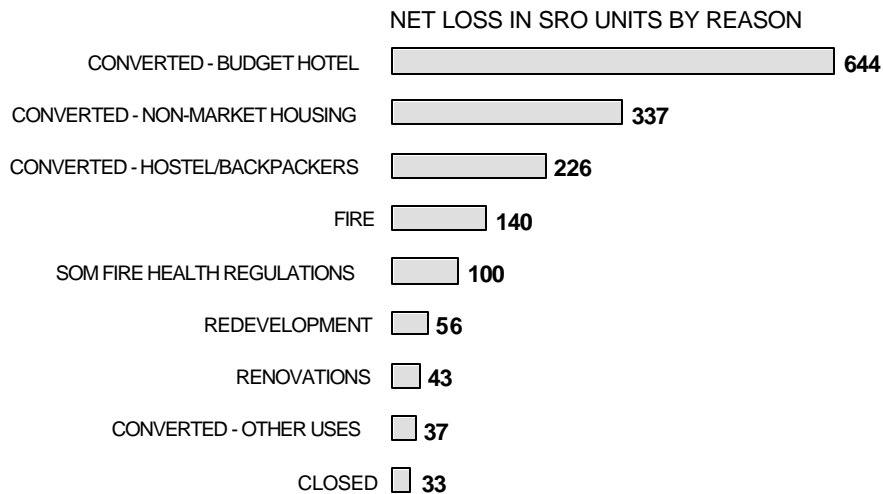
TABLE 7: CHANGE IN SRO UNITS, JANUARY 1991 - MARCH 2003

Sub-Area	1991 STOCK	91	92	93	94	95	96	97	98	99	00	01	02	03*	2003* STOCK	1991-2003 UNITS	%
DE.C.G.S.	6,000	-38	12	-42	-143	-21	-31	-180	-221	-22	-179	10	-18	-34	5,093	-907	-15%
Downtown South	1,353	-24	-70	2	-8	1	15	-249	-123	-52			-58	-1	786	-567	-42%
Rest of Core	577		-35		-20				-12	-63	-6		-6		435	-142	-25%
<b>TOTAL</b>	<b>7,930</b>	<b>-62</b>	<b>-93</b>	<b>-40</b>	<b>-171</b>	<b>-20</b>	<b>-16</b>	<b>-429</b>	<b>-356</b>	<b>-137</b>	<b>-185</b>	<b>10</b>	<b>-82</b>	<b>-35</b>	<b>6,314</b>	<b>-1,616</b>	<b>-20%</b>

\* March 1, 2003

Over the last twelve years, the most significant source of loss of SRO units (see Fig. 6) was the conversion of SROs to budget hotels, which accounted for 40% of the net loss in units. Conversion to non-market housing was the second most important source of SRO loss, accounting for 21% (although the converted units then appear as non-market gains). Conversion to and from hostel or backpacker accommodation was the third factor accounting for another 14% of the units. Another 140 units were lost as the result of fires, and 100 units were lost as the net result of the enforcement of City by-laws (Standards of Maintenance, Fire, and Health). In the 1990s, relatively few units have been lost as the result of redevelopment of SRO sites, and 75% of those were lost to develop new non-market housing.

FIG 9: NET LOSSES IN SRO UNITS BY FACTOR, JANUARY 1991 TO MARCH 2003

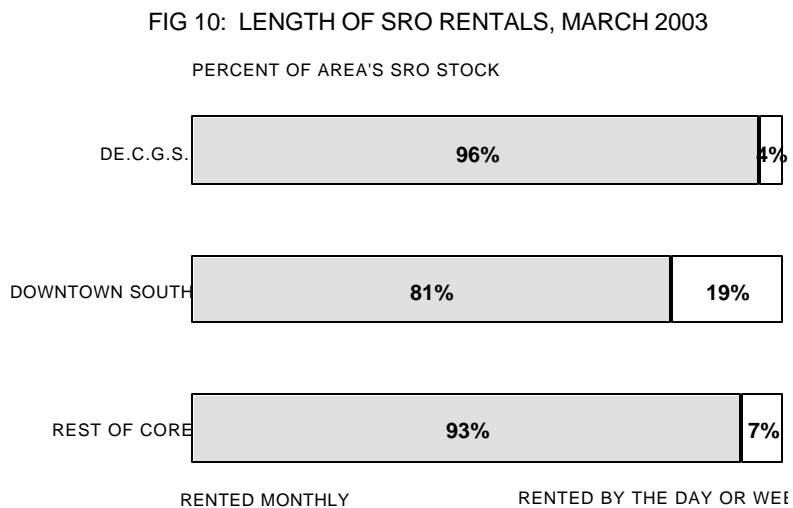


### 4.3 Length of Rentals

Most of the rooming houses and a significant portion of the residential hotels designate rooms for monthly rentals only. There are only three SROs (two residential hotels and one rooming house) that have no monthly rentals. Other SROs rent by the month, but only if the rooms cannot be rented on a daily or weekly basis. In March 2003, average rents were \$41 a day and \$141 per week, compared to \$351 for monthly rentals.

The proportion of rooms rented monthly varies according to demand and seasonal fluctuations in the tourist trade and employment opportunities. Usually, the number rented by the month is highest during the winter months and lowest in the summer, when the tourist season is more lucrative and some regular residents have left the area for seasonal work.

Figure 10 shows the proportion of the monthly and shorter-term rentals for each sub-area. Overall, 1% of the Downtown Core SRO stock is rented daily, and 3% weekly, and 96% are monthly. The area with the highest proportion of daily rentals is the Downtown South, largely because its residential hotels have a higher proportion of short-term rentals than hotels in other sub-areas.



Looking at change in rental terms over time is difficult because of differences in survey procedures and the coverage achieved by the surveys. However, the overall proportion of SRO units being rented by the month increased from around 85% in 1992 to 93% in 2001, partly as a result of conversion of largely weekly rental buildings to either tourist use (and these are consequently excluded from the inventory) or to monthly rentals.

#### 4.4 Vacancy Rates

In the survey, managers were asked to indicate the total units vacant, with no distinction made between those rented on a daily/weekly basis and those rented monthly. Since most of the daily/weekly rentals are in residential hotels, the vacancy rate for rooming houses is more typical of the vacancy rates for monthly rentals than is the overall vacancy rate. The figures do not differentiate among buildings that differ significantly in maintenance, management, and rents. The daily/weekly rentals and the significant variations in housing quality make it difficult to compare SRO and conventional apartment stock vacancy rates. Vacant SRO units tend to be concentrated in a few buildings. In 2003, ten buildings accounted for 45% of vacant units. In one of those ten, the vacant units are largely those available for daily rentals. In four of the others, the managers indicated that they would rather hold the units vacant than rent to tenants who are considered to be unreliable or disruptive.

In the 144 buildings that we were able to survey, 651 units were vacant, giving a vacancy rate of 10%. As shown in Table 8, vacancy rates ranged from 2% for the six SROs in the rest of the Downtown Core<sup>9</sup> to 15% in the rest of the DE.C.G.S. sub-area. In the Victory Square and Downtown South sub-areas, residential hotel vacancy rates were substantially higher than those for rooming houses.

TABLE 8: VACANCY RATES (%) - DOWNTOWN CORE SROs

Sub-Area	Residential Hotels						Rooming Houses						Overall					
	1992	94	96	98	01	03	1992	94	96	98	01	03	1992	94	96	98	01	03
Victory Square	15	7	11	14	15	6	13	18	21	9	6	6	14	14	17	10	6	6
Rest of DE.C.G.S.	16	14	14	15	7	5	14	13	14	15	19	13	15	13	14	15	15	10
Downtown South	23	10	9	15	11	32	6	6	5	9	4	8	14	8	7	10	6	15
Rest of Core	4	3	5	4	0	13	4	7	8	7	4	4	4	5	7	5	2	8
<b>TOTAL</b>	<b>16</b>	<b>12</b>	<b>12</b>	<b>14</b>	<b>14</b>	<b>9</b>	<b>12</b>	<b>12</b>	<b>13</b>	<b>13</b>	<b>11</b>	<b>14</b>	<b>12</b>	<b>13</b>	<b>13</b>	<b>12</b>	<b>10</b>	

The overall vacancy rate in March 2003 was down from that in March 2001. The overall vacancy rate has been relatively stable in the 1990s, but the declining base means that the number of vacant units has also declined by around 400 units since 1992.

#### 4.5 Rental Rates<sup>10</sup>

With few exceptions, SRO residents cannot afford better accommodation. The major market for SRO units are single people on welfare, and so the market rent tends to be set by the shelter component of BC Employment and Assistance, which has a maximum level of \$325 per month – any rent payments above this must come out of their basic allowance. For single employable persons, the basic allowance is \$185 per month (about \$6 a day).

Table 9 shows the proportion of units for which the monthly rent was \$325 a month or less. These figures are calculated using all the rooms for which rent data could be collected, with daily or weekly rents, factored up to a monthly rate. In March 2003, just over one quarter of the SRO stock rented for \$325 a month or less. Residential hotels have higher proportions of their rooms renting for over \$325 than rooming houses. Downtown South has the lowest proportion of units renting for \$325 or less.

The proportion of rooms rented for \$325 a month or less in the Downtown Core has declined by almost half over the last two years, from 49% to 27% (Figure 11). Between 1992 and 1996, the proportion declined from 72% to 53%, but then remained relatively unchanged for the rest of the 1990s. In the 2003 survey, managers indicated that increasing costs, particularly heating costs, were forcing them to raise rents.

<sup>9</sup> In this and the next section, the DE.C.G.S. is split into Victory Square (see Figure 2 on page 8) and the rest of the DE.C.G.S., because the Victory Square stock has different price and vacancy characteristics.

<sup>10</sup> Prior to the 1989 amendments to the Residential Tenancy Act (RTA), there was no control over eviction, rent increases, repairs, or the seizure of goods. The 1989 amendments define a “hotel tenant” as an individual “...occupying a room or premises in a hotel where the hotel contains rooms the individual usually occupies as his residence, and paying rent of less than \$15 per day.” In June 1995, the ceiling was amended to \$20 per day.



TABLE 9: PERCENT OF ROOMS RENTING FOR \$325 OR LESS, MARCH 2003

Sub-Area	Residential Hotels	Rooming Houses	Total
Victory Square	36%	17%	23%
Rest of DE.C.G.S.	8%	40%	29%
Downtown South	0%	20%	15%
Rest of Downtown Core	0%	74%	39%
<b>TOTAL</b>	<b>9%</b>	<b>37%</b>	<b>27%</b>

FIG 11: PERCENT OF ROOMS AT \$325 A MONTH OR LESS, 1992–2003

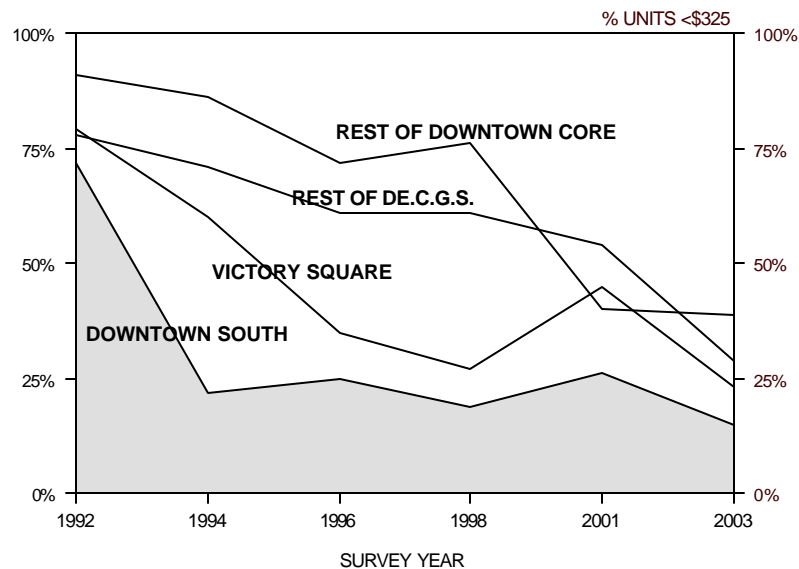


Table 10 shows the average rents for daily, weekly, and monthly rooms for each of the sub-areas. The average monthly rent for the Downtown Core is \$351 (\$334 in 2001), ranging from a high of \$380 in Downtown South to \$345 in the rest of the DE.C.G.S. In comparison, according to the 2002 CMHC Rental Market Survey, average rents for studio and one-bedroom apartments in the West End are \$638 and \$775 respectively.

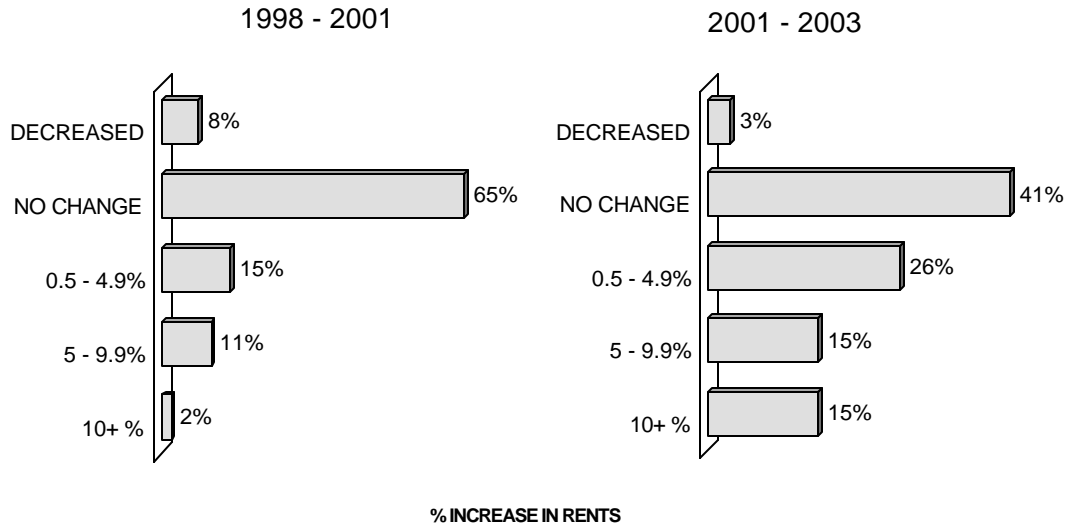
TABLE 10: AVERAGE RENTAL RATES, DOWNTOWN CORE, MARCH 2003

Sub-Area	Residential Hotels			Rooming Houses			Total		
	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly
Victory Square	-	-	\$371	-	-	\$367	-	-	\$368
Rest of DE.C.G.S.	\$39	\$173	\$360	-	-	\$337	\$38	\$169	\$345
Downtown South	\$47	\$110	\$407	-	-	\$377	\$46	\$111	\$380
Rest of Core	-	-	\$373	-	-	\$332	-	-	\$352
<b>TOTAL</b>	<b>\$42</b>	<b>\$142</b>	<b>\$364</b>	<b>-</b>	<b>-</b>	<b>\$346</b>	<b>\$41</b>	<b>\$141</b>	<b>\$351</b>

A dash indicates less than 50 units in the category.

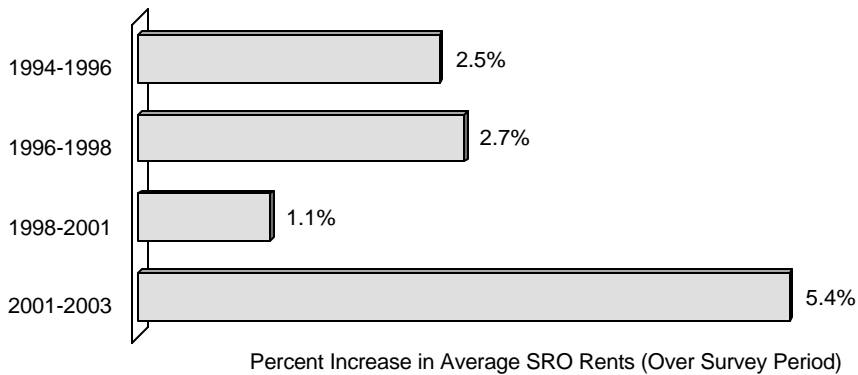
One hundred and twenty-nine SRO buildings have rental data that can be directly compared between the 2001 and 2003 surveys. Overall, 45% of the units saw a decrease or no change in their rents over the period (see Figure 12). Twenty-six percent of the units had rent increases of up to 4.9% per month, and one-third had rent increases over 5%. The overall average increase in rents over the period was 5.4%, ranging from 6.3% in Victory Square to 1.8% in the rest of the Downtown Core.

FIG 12: INCREASES IN MONTHLY SRO RENTS 1998 – MARCH 2003



The rate of increase in SRO rents over the last two years has increased significantly compared to the rest of the 1990s (see Fig 13). Rents in the conventional market-rental sector have also increased faster in the last two years. According to CMHC data, between October 2000 and 2002, the rents of studio and one-bedroom dwelling units in the West End increased by 7.7% and 9.8% respectively, compared to 0.5% and 3.2% over the previous two-year period.

FIG 13: AVERAGE SRO RENT INCREASES BY SURVEY PERIOD, 1994 – 2003



## 5.0 NON-MARKET HOUSING

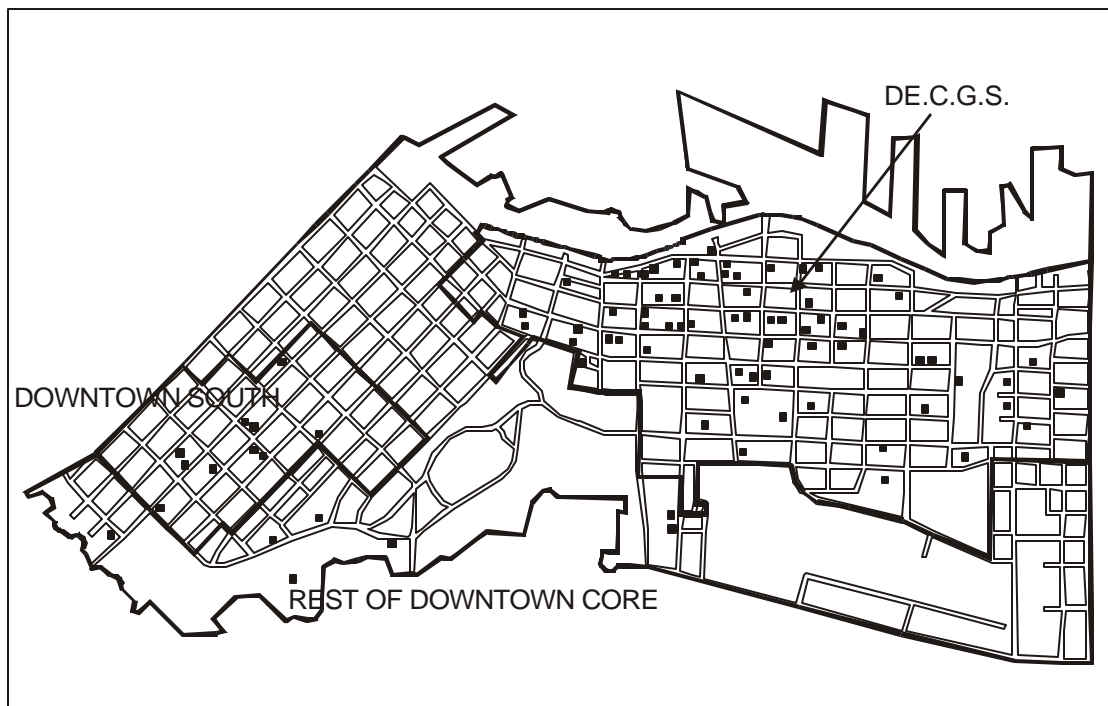
### 5.1 Stock

As of March 2003, the Downtown Core had 6,257 non-market housing units, accounting for about 30% of the city's non-market housing. Seventy-seven percent of the Downtown Core's non-market units are in the DE.C.G.S., 13% are in Downtown South, and the remaining 10% of the units are in the rest of the Downtown Core. A list of non-market projects by sub-area is provided in Appendix B.

TABLE 11: OCCUPIED NON-MARKET HOUSING, DOWNTOWN CORE, MARCH 2003

Sub-Area	Buildings	Total Units	% Total Units	Units by Size of Unit			
				Rooms	Studio	1-Bed	2+Bed
DE.C.G.S.	68	4,827	77%	1,096	1,560	1,341	830
Downtown South	10	808	13%	147	411	250	0
Rest of Downtown Core	8	622	10%	0	0	196	426
<b>TOTAL</b>	86	6,257	100%	1,243	1,971	1,787	1,256

FIG 14: LOCATION OF OCCUPIED NON-MARKET PROJECTS, MARCH 2003



Almost all the non-market housing in the rest of the city consists of self-contained dwelling units. In the Downtown Core, there are 1,243 SRO-type rooms that account for 20 percent of its non-market housing. Just over one-third of these rooms are in converted SROs such as the Washington, Sunrise, and Europe hotels, with the remainder in purpose-built non-market housing projects. Studio and one-bedroom units also make up a considerably higher proportion of Downtown Core non-market housing than in the rest of the city, where more family housing tends to be built.

About 18% (1,100 units) of the non-market housing stock in the Downtown Core has been created through converting market-rental SROs and apartment buildings to non-market housing.

The high proportion of small units in the Downtown Core reflects the clientele for whom the housing is targeted - single individuals in core need. As Table 12 shows, about one in five units in the Downtown Core are targeted for families with children, and most of these are in Strathcona or False Creek North. In the rest of the city, almost half the non-market housing is for families. Thirty-nine percent of the Downtown Core units are targeted for seniors and the remaining 41% are targeted for others (mainly singles, including the mentally or physically disabled).

TABLE 12: NON-MARKET HOUSING BY INTENDED CLIENTELE, MARCH 2003

Sub-Area	Seniors		Families		Other		Total	
	Units	%	Units	%	Units	%	Units	%
DE.C.G.S.	1,958	41%	807	17%	2,062	43%	4,827	100%
Downtown South	355	44%	0	0%	453	56%	808	100%
Rest of Downtown Core	153	25%	435	70%	34	5%	622	100%
<b>TOTAL</b>	<b>2,466</b>	<b>39%</b>	<b>1,242</b>	<b>20%</b>	<b>2,549</b>	<b>41%</b>	<b>6,257</b>	<b>100%</b>

## 5.2 Change

Between March 2001 and March 2003, ten non-market projects were completed in the Downtown Core (see Table 13) with 759 units. Just over one quarter of the units are for families, and the rest are targeted for singles, including street youth and those at risk of homelessness. However, four non-market projects were lost over the period, with a total of 290 units, and this reduced the net gain in the non-market stock to 469 units (8%).

One of the non-market projects that were "lost" was the VanCity Place project (50 units at 326 W Pender), which was converted into a SNRF. The remaining rooms at the Central Residence (42 E Cordova) and the Stanley/New Fountain (36 W Cordova) were also temporarily closed (both projects had been partly closed in 2000), but the projects will re-open this year. The other building that closed was Maria Gomez Place (76 units at 590 Alexander) as a result of problems with the building envelope, and the future of the project is still under study.

Since January 1991, the total stock of non-market housing in the Downtown Core has increased by 2,211 units or 55% (see Table 14). Just over one-quarter of the increase was in units for families. There was an increase of 1,619 units that could be considered to be potential SRO replacement units. Sixty-two percent of the net increase in non-market housing in the city since 1991 has been in the Downtown Core.

TABLE 13: NON-MARKET HOUSING COMPLETED, MARCH 2001 – MARCH 2003

Name	Address	Total	Seniors	Families	Other	Completion Year
<b>DE.C.G.S.</b>						
Bridge Housing	100 E CORDOVA	48	0	0	48	2001
Lore Krill Co-op	65 W CORDOVA *	106	0	10	96	2002
Lore Krill Co-op	239 E GEORGIA	97	0	42	55	2002
Union Gospel Project	361 HEATLEY *	81	0	0	81	2002
Somerville Place	377 POWELL	31	0	0	31	2002
Bridget Moran Place	668 POWELL *	61	0	0	61	2001
New World Hotel	390 POWELL	110	0	0	110	2001
		<b>534</b>	<b>0</b>	<b>52</b>	<b>482</b>	
<b>DOWNTOWN SOUTH</b>						
Candela Place	1265 GRANVILLE *	63	0	0	63	2002
		<b>63</b>			<b>63</b>	
<b>REST OF DOWNTOWN CORE</b>						
Yaletown Mews	201 ALVIN NAROD*	60	0	59	1	2001
City Gate Co-op	188 MILROSS*	102	0	92	10	2002
		<b>162</b>		<b>151</b>	<b>11</b>	
<b>Total</b>		<b>759</b>	<b>0</b>	<b>203</b>	<b>556</b>	
<b>NET CHANGE IN NON-MARKET**</b>		<b>469</b>	<b>-101</b>	<b>203</b>	<b>367</b>	

\* City-owned sites

\*\* 290 units were lost with the closures of the Central Residence, Stanley, & Maria Gomez Place, and the conversion of VanCity Place to a SNRF.

TABLE 14: CHANGE IN NON-MARKET UNITS JANUARY 1991 - MARCH 2003

Sub-Area	1991 STOCK	91	92	93	94	95	96	97	98	99	00	01	02	03*	2003* STOCK	1991-03 UNITS	1991-03 %
<b>TOTAL NON-MARKET</b>																	
DE.C.G.S.	3,592	105	0	179	0	0	67	15	220	168	237	106	138	0	4,827	1,235	34%
Downtown South	230	32	110	126	0	21	0	90	0	0	136	0	63	0	808	578	251%
Rest of Core	224		74	72	0-140	0	0	137	93	0	60	102	0	622	398	178%	
<b>TOTAL</b>	<b>4,046</b>	<b>137</b>	<b>184</b>	<b>377</b>	<b>0-119</b>	<b>67</b>	<b>105</b>	<b>357</b>	<b>261</b>	<b>373</b>	<b>166</b>	<b>303</b>	<b>0</b>	<b>6,257</b>	<b>2,211</b>	<b>55%</b>	
<b>NON-FAMILY (SINGLES) NON-MARKET</b>																	
DE.C.G.S.	2,942	44	0	152	0	0	67	15	203	168	237	106	86	0	4,020	1,078	37%
Downtown South	230	32	110	126	0	21	0	90	0	0	136	0	63	0	808	578	251%
Rest of Core	224		18	60	0-140	0	0	14	0	0	1	10	0	187	-37	-17%	
<b>TOTAL</b>	<b>3,396</b>	<b>76</b>	<b>128</b>	<b>338</b>	<b>0-119</b>	<b>67</b>	<b>105</b>	<b>217</b>	<b>168</b>	<b>373</b>	<b>107</b>	<b>159</b>	<b>0</b>	<b>5,015</b>	<b>1,619</b>	<b>48%</b>	

\* March 1, 2003

As of the beginning of March this year, there were seven non-market projects in the development pipeline for the Downtown Core (see Table 15), four under construction and three in the planning or design stages, with a total of 463 units. If the projects proceed as scheduled, 269 units will be completed this year, 94 units in 2004, and the 100 units at Woodward's perhaps by 2006, increasing the non-market stock in the Downtown Core by 7.4% by the end of the year 2006. All of the projects are in the DE.C.G.S. Eighty-one percent of the non-market units to be completed by December 2006 can be considered SRO replacement units.

TABLE 15: NON-MARKET HOUSING IN PROCESS, MARCH 2003

Name	Address	Total	Seniors	Families	Other	Completion Year
<b>DE.C.G.S.</b>						
Pennsylvania Hotel	412 Carrall	43	0	0	43	2004
Central Residence *	42 E Cordova	65	0	0	65	2003
Stanley/New Fountain *	35 W Cordova	103	0	0	103	2003
YWCA-Sheway *	533 E Hastings	12	0	0	12	2003
Katherine Sanford Project *	475 E Hastings	51	51	0	0	2004
Grace Christian/Mennonite Project	596 E Hastings	89	89	0	0	2003
Woodwards Co-op *	101 W Hastings	100	0	40	60	2006
		<b>463</b>	<b>140</b>	<b>40</b>	<b>283</b>	
<b>DOWNTOWN SOUTH</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>REST OF DOWNTOWN CORE</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL</b>		<b>463</b>	<b>140</b>	<b>40</b>	<b>283</b>	

\* City-owned sites

### 5.3 City Assistance for Non-Market Housing

The City provides assistance for non-market housing in a variety of ways. As of March 2003, the City of Vancouver owned and operated 9% of all the non-market units in the Downtown Core.<sup>11</sup> An additional 37% of the occupied non-market units are on land acquired by the City and leased to non-market sponsors. Of the seven projects currently underway, five are on land leased from the City. Almost two-thirds of the twenty-four projects completed in the Downtown Core over the last five years are on land leased from the City.

<sup>11</sup> The City also operates 225 units in Oppenheimer Lodge and Antoinette Lodge, but these projects are owned by CMHC.

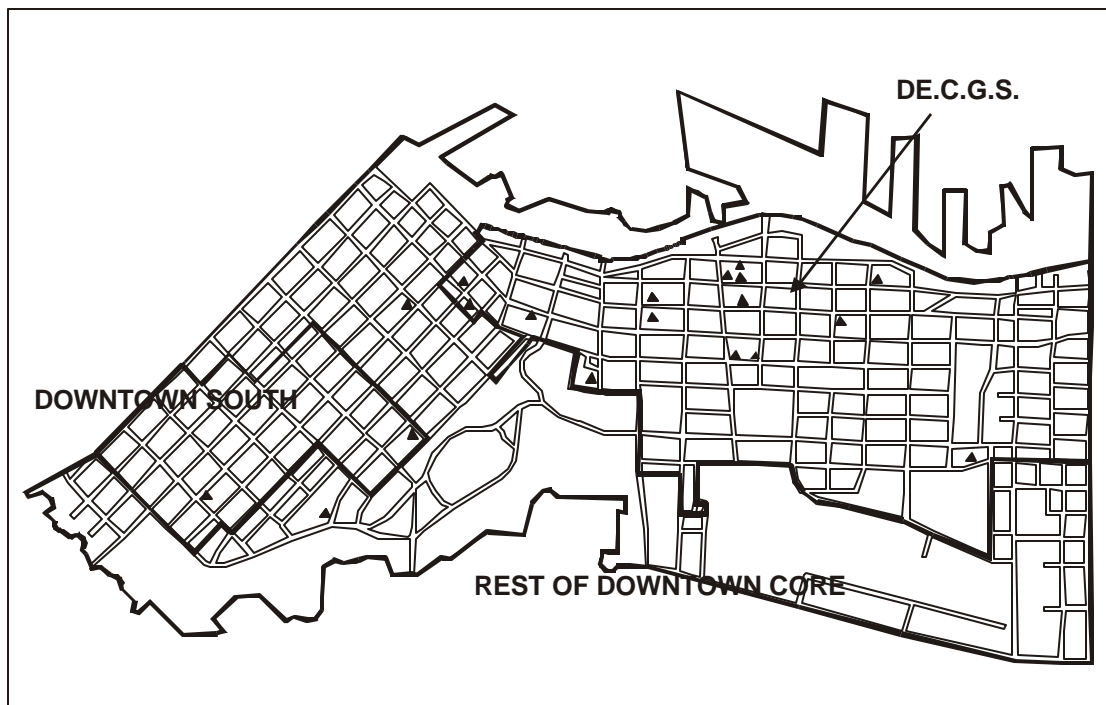
## 6.0 SNRFs

### 6.1 Stock

As of March 2003, the Downtown Core had 19 special needs residential facilities (SNRFs)<sup>12</sup> with a capacity of 1,170 beds, representing about 20% of all SNRF beds in the city. These facilities are listed in Appendix C.

Seventy-four percent of the Downtown Core's SNRF units are in the DE.C.G.S. The Downtown South and the rest of the Downtown Core have two and three projects each, accounting for 9% and 14% of the units respectively. In terms of clientele, some of the units are for those requiring emergency shelter, some are for people with psychological or substance abuse problems, and the others provide intermediate or personal care for the elderly.

FIG 15: LOCATION OF SNRFs IN THE DOWNTOWN CORE, MARCH 2003



### 6.2 Change

<sup>12</sup> For the purpose of this report, all emergency shelters are also defined as SNRFs, although under the Zoning and Development By-law they may be defined as social service centres.

Four new facilities opened in the Downtown Core over the period, all in the DE.C.G.S. The Success 98-bed congregate care project at 555 Carrall opened in August 2001, and the Salvation Army opened two emergency shelters in early 2002 – Crosswalk and The Haven – with a total of 50 places. The fourth new facility was the conversion of the non-market project at VanCity Place into a 44-bed group living facility, opening in April 2002. Covenant House (1280 Seymour) also expanded its capacity from 18 to 22 beds in the second half of 2001. The only SNRF loss was Cooper Place (71 beds), which was closed in late 2002 for building envelope repairs. For the Downtown Core as a whole, the number of SNRF beds increased by 125 (12%) between March 2001 and March 2003.

Since January 1991, the SNRF stock in the Downtown Core has increased by 149 year-round beds<sup>13</sup>; an increase of 15% (see Table 16). Most of the changes in the SNRF stock have been associated with the replacement of existing facilities - the old Victory House on Powell Street was replaced by the new building at 353 E Cordova; the new Central City Mission at 415 West Pender was a replacement for its old building at 233 Abbott (now converted to condos); and Triage replaced its old facility at 906 Main with a new building on Powell, sharing the site with the Windchimes non-market project. These three facilities represent a significant upgrading of over 20% of the SNRF beds in the area, but they produced no net change in total units.

TABLE 16: CHANGE IN SNRF UNITS, JANUARY 1991 – MARCH 2003

Sub-Area	1991 STOCK	91	92	93	94	95	96	97	98	99	00	01	02	03*	2003 STOCK	1991-03 UNITS	1991-03 %
DE.C.G.S.	739	0	0	38	0	-22	32	0	-66	0	0	164	23	0	908	169	22.9%
Downtown South	122	0	-42	22	0	-22	0	12	6	0	0	4	0	0	102	-20	-16.4%
Rest of Downtown Core	160	0	0	0	0	0	0	0	0	0	0	0	0	0	160	0	0%
<b>TOTAL</b>	<b>1,021</b>	<b>0</b>	<b>-42</b>	<b>60</b>	<b>0</b>	<b>-44</b>	<b>32</b>	<b>12</b>	<b>-60</b>	<b>0</b>	<b>0</b>	<b>168</b>	<b>23</b>	<b>0</b>	<b>1,170</b>	<b>149</b>	<b>14.6%</b>

\* March 2003

At the beginning of March 2003, there was only one SNRF project under construction - the Salvation Army's new Dunsmuir House at 555 Homer, with 230 units. Scheduled to open in spring 2004, this project will replace the existing Dunsmuir House at 500 Dunsmuir, which the Salvation Army sold in 2001 and is currently leasing back. The existing facility has 167 SRO beds and a 30-bed shelter. As more services will be provided within the new building, all of the 230 beds/units in it are classified as SNRF. The only other project in process is Cooper Place. Although Cooper Place will re-open, it is not certain that it will re-open as a special needs residential facility.

<sup>13</sup> Over the winters of 2001 and 2002, additional; temporary emergency shelter beds have also been provided that are open between November and April, as part of the Greater Vancouver region's cold wet weather strategy, mostly funded through the SCPI partnership. In response to the increase of homelessness in Canada's major cities over the course of the 1990s, the Federal government set up the Supporting Communities Partnership Initiative (SCPI) in 1999. Operating through Human Resources Development Canada (HRDC), this three-year program provides capital and other funding for services and shelter for the homeless - totalling about \$24 million for the Vancouver region. SCPI projects require 50% funding from other partners.



## Appendix A: Rooming Houses and Residential Hotels, March 2003

NAME	ADDRESS	DWELLINGS		SRO UNITS		2001 SEATS		
		OPEN	CLOSED	CLOSED	OPEN	PUB	TOTAL	
<b>DE.C.G.S.</b>								
WINTER'S RESIDENCE	203 ABBOTT	0	0	0	92	0	0	
DOMINION HOTEL	210 ABBOTT	0	0	0	67	125	240	
METROPOLE HOTEL	320 ABBOTT	0	0	0	60	166	166	
ABBOTT MANSIONS	404 ABBOTT	0	0	0	72	0	0	
LOTUS HOTEL	455 ABBOTT	0	0	0	110	75	328	
ALEXANDER RESIDENCE	90 ALEXANDER	8	0	0	50	0	0	
KENWORTH ROOMS	313 ALEXANDER	0	0	17	7	0	0	
SEAVIEW APARTMENTS	362 ALEXANDER	0	0	0	38	0	0	
DECKER RESIDENCE	504 ALEXANDER	0	0	0	38	0	0	
PHOENIX APARTMENTS	514 ALEXANDER	0	0	0	22	0	0	
LAUREL APARTMENTS	610 ALEXANDER	1	0	0	45	0	0	
STAR BEACH HAVEN	658 ALEXANDER	0	0	0	19	0	0	
OCEAN ROOMS	666 ALEXANDER	7	0	0	4	0	0	
DANNY'S INN/ROOMS	317 CAMBIE	0	0	0	18	0	0	
MEVILLE ROOMS	322 CAMBIE	0	0	0	9	0	0	
GASTOWN HOSTEL	340 CAMBIE	0	0	0	42	112	222	
ST. ELMO HOTEL/ROOMS	429 CAMPBELL	2	0	0	18	0	0	
GLORY HOTEL	204 CARRALL	0	0	0	41	0	0	
RAINIER HOTEL	309 CARRALL	0	0	21	26	110	110	
WEST HOTEL	488 CARRALL	0	0	0	98	150	150	
NEW COLUMBIA HOTEL	303 COLUMBIA	5	0	0	71	100	100	
YIN PING BENEVOLENT SOC.	414 COLUMBIA	0	0	0	15	0	0	
WONDER ROOMS	50 E CORDOVA	0	0	0	38	0	0	
CORDOVA'S RESIDENCE	56 E CORDOVA	0	0	0	35	0	0	
UNITED ROOMS	139 E CORDOVA	0	0	0	44	0	0	
JAY ROOMS	172 E CORDOVA	0	0	4	8	0	0	
SMILEY'S ROOMS	512 E CORDOVA	1	0	22	2	0	0	
HILDON HOTEL	50 W CORDOVA	0	0	0	135	150	150	
TRAVELLER'S HOTEL	57 W CORDOVA	0	0	0	58	0	0	
NEW WINGS HOTEL	143 DUNLEVY	0	0	0	55	0	0	
PACIFIC HOTEL	208 E GEORGIA	0	0	0	72	166	166	
	221 E GEORGIA	0	0	0	12	0	0	
ARNO ROOMS	291 E GEORGIA	0	0	0	34	0	0	
CATHAY LODGE	533 E GEORGIA	0	0	0	34	0	0	

NAME	ADDRESS	DWELLINGS		SRO UNITS		2001 SEATS		
		OPEN	CLOSED	CLOSED	OPEN	PUB	TOTAL	
	630 E	GEORGIA	5	0	0	6	0	0
GEORGIA ROOMS	634 E	GEORGIA	4	0	0	24	0	0
	121 E	GEORGIA	1	0	0	3	0	0
	8							
NEW DODSON HOTEL	25 E	HASTINGS	1	0	0	64	250	250
SHALDON HOTEL	52 E	HASTINGS	0	0	0	59	0	0
HASTINGS ROOMS	103 E	HASTINGS	0	0	4	12	0	0
BRANDIZ HOTEL	122 E	HASTINGS	0	0	0	99	160	160
WEST INN	137 E	HASTINGS	0	0	0	18	0	0
BALMORAL HOTEL	159 E	HASTINGS	0	0	0	165	280	280
REGENT HOTEL	160 E	HASTINGS	0	0	0	151	166	166
ROOSEVELT HOTEL	166 E	HASTINGS	0	0	0	45	0	0
EMPRESS HOTEL	235 E	HASTINGS	2	0	0	71	118	118
PHOENIX HOTEL	237 E	HASTINGS	0	0	0	33	0	0
MT EVEREST ROOMS	244 E	HASTINGS	0	0	0	25	0	0
AFTON HOTEL / ROOMS	249 E	HASTINGS	0	0	0	38	0	0
SAVOY HOTEL	258 E	HASTINGS	0	0	0	28	125	125
WALTON HOTEL	261 E	HASTINGS	0	0	0	50	0	0
SUNWEST HOTEL	341 E	HASTINGS	0	0	0	25	0	0
HAZELWOOD HOTEL	344 E	HASTINGS	0	0	2	110	0	0
HOLBORN HOTEL	367 E	HASTINGS	0	0	0	35	0	0
PATRICIA HOTEL	403 E	HASTINGS	0	0	121	74	245	245
ORWELL HOTEL	456 E	HASTINGS	0	0	0	55	0	0
PATRICK ANTHONY RESIDENCE	561 E	HASTINGS	0	0	0	68	0	0
CARL ROOMS	575 E	HASTINGS	0	0	0	46	0	0
ASTORIA HOTEL (A)	769 E	HASTINGS	1	0	0	84	220	220
WOODBINE HOTEL	786 E	HASTINGS	0	0	0	45	0	0
	872 E	HASTINGS	4	0	2	1	0	0
VERNON APARTMENTS	116 E	HASTINGS	0	0	2	30	0	0
	8							
BEACON HOTEL	9 W	HASTINGS	0	0	0	42	0	0
BURNS BLOCK	18 W	HASTINGS	0	0	10	18	0	0
CHELSEA INN	33 W	HASTINGS	0	0	0	28	0	0
PALACE HOTEL	35 W	HASTINGS	0	0	0	31	199	199
GRAND UNION HOTEL	74 W	HASTINGS	0	0	0	40	170	170
ARGYLE HOTEL/ARGYLE HOUSE	106 W	HASTINGS	0	0	0	43	0	0
GOLDEN CROWN HOTEL	116 W	HASTINGS	0	0	0	28	0	0
RICE BLOCK	404	HAWKS	0	0	0	37	0	0
	420	HAWKS	3	0	0	7	0	0
HEATLEY APARTMENTS	405	HEATLEY	0	0	0	16	0	0
THE VICTORIAN HOTEL	514	HOMER	0	0	32	25	0	0
INTERNATIONAL INN	120	JACKSON	0	0	2	21	0	0
B.C. ROOMS	306	JACKSON	0	0	0	36	0	0

NAME	ADDRESS	DWELLINGS		SRO UNITS		2001 SEATS	
		OPEN	CLOSED	CLOSED	OPEN	PUB	TOTAL
KEEFER ROOMS	222 KEEFER	0	0	0	45	0	0
LUNG JEN BENEVOLENT	240 KEEFER	0	0	1	4	0	0
	542 KEEFER	0	0	0	6	0	0
KEEFER LODGE	558 KEEFER	1	0	0	14	0	0
	727 KEEFER	0	0	6	6	0	0
	812 KEEFER	0	0	0	13	0	0
MAIN HOTEL/ROOMS (A)	117 MAIN	0	0	0	28	0	0
JUBILEE ROOMS	235 MAIN	0	0	0	77	0	0
PACIFIC ROOMS	507 MAIN	0	0	0	31	0	0
COBALT HOTEL	917 MAIN	0	0	0	92	190	190
OLD AMERICAN HOTEL	928 MAIN	0	0	0	37	193	193
THORTON PARK HOTEL	956 MAIN	0	0	0	22	0	0
STATION HOTEL	101 MAIN	0	0	0	32	0	0
	2						
IVANHOE HOTEL	103 MAIN	0	0	14	88	242	274
	8						
NEW SUN AH HOTEL	100 E PENDER	0	0	0	44	0	0
Chinese Freemasons	116 E PENDER	3	0	0	5	0	0
ASIA HOTEL	139 E PENDER	0	0	0	35	0	0
	228 E PENDER	0	0	10	10	0	0
MAY WAH HOTEL	258 E PENDER	0	0	0	120	0	0
Lew Mao Way Tong Association	349 E PENDER	0	0	0	9	0	0
WOO'S ASSOCIATION	359 E PENDER	0	0	0	9	0	0
PINE CRANE VILLA	431 E PENDER	1	0	3	26	0	0
ARLINGTON ROOMS (B)	577 E PENDER	0	0	0	29	0	0
HAM APARTMENTS	832 E PENDER	4	0	0	16	0	0
PENDER HOTEL	31 W PENDER	0	0	0	36	0	0
ARCO HOTEL	83 W PENDER	0	0	0	63	0	0
AVALON HOTEL / ROOMS	165 W PENDER	0	0	0	49	0	0
SILVER HOTEL	175 W PENDER	0	0	0	36	0	0
PARK HOTEL APARTMENTS	429 W PENDER	0	0	0	56	0	0
GRAND TRUNK ROOMS	55 POWELL	0	0	5	20	0	0
HAMPTON HOTEL	124 POWELL	0	0	0	46	0	0
LUCKY LODGE	134 POWELL	0	0	0	48	0	0
YORK ROOMS	259 POWELL	0	0	0	34	0	0
LION HOTEL	324 POWELL	0	0	0	76	0	0
KING ROOMS	326 POWELL	0	0	0	36	0	0
CENTENNIAL ROOMS	346 POWELL	0	0	0	13	0	0
MARR HOTEL	403 POWELL	0	0	0	26	125	125
MING SUNG READING ROOMS	439 POWELL	0	0	0	8	0	0
POWELL ROOMS	556 POWELL	0	0	0	22	0	0
PHOENIX APTS	566 POWELL	0	0	0	10	0	0
HAMPTON ROOMS	568 POWELL	0	0	0	17	0	0

NAME	ADDRESS	DWELLINGS		SRO UNITS		2001 SEATS		
		OPEN	CLOSED	CLOSED	OPEN	PUB	TOTAL	
DRAKE HOTEL (A)	606 POWELL	0	0	0	24	220	220	
PRINCESS LODGE	215 PRINCESS	0	0	0	46	0	0	
HARBOUR ROOMS	230 PRINCESS	0	0	0	13	0	0	
HING MEE SOCIETY	553 PRIOR	0	0	0	5	0	0	
LOW YOUNG COURT	406 UNION	0	0	0	22	0	0	
LUCKY ROOMS	468 UNION	2	0	0	22	0	0	
	511 UNION	0	0	6	4	0	0	
GASTOWN HOTEL	110 WATER	0	0	0	91	0	0	
COLONIAL RESIDENCE	122 WATER	0	0	0	147	0	0	
<b><i>    SUBTOTAL</i></b>		<b><i>125</i></b>	<b><i>56</i></b>	<b><i>0</i></b>	<b><i>284</i></b>	<b><i>5,093</i></b>	<b><i>4,057</i></b>	<b><i>4,567</i></b>

**DOWNTOWN SOUTH**

	803	DRAKE	1	0	0	10	0	0
SIESTA ROOMS	936	GRANVILLE	0	0	3	66	0	0
REGAL HOTEL	104	GRANVILLE	0	0	0	83	0	0
	6							
VOGUE HOTEL	106	GRANVILLE	0	0	0	79	0	0
	0							
HOTEL CLIFTON	112	GRANVILLE	0	0	0	74	0	0
	5							
ST. HELEN'S HOTEL	116	GRANVILLE	0	0	0	93	240	240
	1							
AMBASSADOR HOTEL	121	GRANVILLE	0	0	0	42	0	0
	2							
GRANVILLE HOTEL	126	GRANVILLE	0	0	48	52	0	0
	1							
YALE HOTEL	130	GRANVILLE	0	0	0	44	225	225
	0							
CECIL HOTEL	133	GRANVILLE	0	0	0	76	237	237
	6							
MURRAY HOTEL	111	HORNBY	5	0	0	101	0	0
	9							
PLAZA HOTEL	806	RICHARDS	0	0	11	21	0	0
ROSEBERRY HOUSE	909	RICHARDS	1	0	0	7	0	0
CANADIAN HOTEL	120	SEYMOUR	0	0	0	25	0	0
	3							
	335	SMITHE	1	0	0	8	0	0
HOMER APARTMENTS	337	SMITHE	9	0	0	5	0	0
<b><i>    SUBTOTAL</i></b>		<b><i>16</i></b>	<b><i>17</i></b>	<b><i>0</i></b>	<b><i>62</i></b>	<b><i>786</i></b>	<b><i>702</i></b>	<b><i>702</i></b>

**REST OF DOWNTOWN CORE**

DUNSMUIR HOUSE	500	DUNSMUIR	0	0	0	167	0	0
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NAME	ADDRESS	DWELLINGS		SRO UNITS		2001 SEATS	
		OPEN	CLOSED	CLOSED	OPEN	PUB	TOTAL
DEL MAR HOTEL	553 HAMILTON	0	0	0	30	0	0
PENDER PLACE HOTEL	622 W PENDER	0	0	0	46	125	125
MARBLE ARCH HOTEL	518 RICHARDS	0	0	0	148	234	234
HOTEL ST CLAIR	577 RICHARDS	0	0	26	4	0	0
PASSLIN HOTEL	746 RICHARDS	0	0	0	40	0	0
	<b><i>SUBTOTAL</i></b>	<b><i>6</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>26</i></b>	<b><i>435</i></b>	<b><i>359</i></b>
<b><i>TOTAL</i></b>		<b><i>147</i></b>	<b><i>73</i></b>	<b><i>0</i></b>	<b><i>372</i></b>	<b><i>6,314</i></b>	<b><i>5,118</i></b>
					<b><i>5,628</i></b>		

## Appendix B: Non-Market Housing, March 2003

NAME	ADDRESS	TOTAL UNITS	UNIT TYPE			UNIT SIZE			YEAR BUILT
			SENIOR	FAMILY	OTHER	ROOMS	BACH	1BD	
<b>DE.C.G.S.</b>									
Alexander Residence	58 ALEXANDER *#	30	30			30			1974
Four Sisters Co-op	118 ALEXANDER *	153		59	94		32	62	59 1987
Alexander House	176 ALEXANDER	81	81					81	1990
The Edge	275 ALEXANDER *	30			30		30		1999
Veterans Memorial Manor	320 ALEXANDER *	134			134	47	87		1987
Jim Green Residence	415 ALEXANDER *	67			67			66	1 1996
Jeffrey Ross Residence	510 ALEXANDER *	37	33		4			37	1993
DERA Co-op	638 ALEXANDER *	56		5	51		38	13	5 1985
Stamp's Place	512 CAMPBELL	376	135	241			93	42	241 1967
Chinatown Lions Manor - Ph I	830 CAMPBELL	68	68				56	12	1978
Chinatown Lions Manor- Ph II	830 CAMPBELL	18	18				15	3	1984
Dart Coon Club	490 COLUMBIA	34	34				32	2	1982
Bridge Housing	100 E CORDOVA	48			48	12		36	2001
James McCready Residence	129 E CORDOVA	44			44		39	5	1987
Golden Age Court	145 E CORDOVA	71	71				53	18	1985
St. James Place	340 E CORDOVA	27	27					17	10 1999
Cordova House	368 E CORDOVA	66			66	66			1998
Hugh Bird Residence	420 E CORDOVA *	64			64	64			1981
Mavis McMullen Place	430 E CORDOVA *	34	24	10			16	8	10 1988
Oppenheimer Lodge	450 E CORDOVA #	147	147			147			1974
Antoinette Lodge	535 E CORDOVA #	78	78			78			1977
Union Gospel Mission	616 E CORDOVA	14			14	14			1981
Lore Krill Co-op	65 W CORDOVA *	106		10	96		14	82	10 2002
Roddan Lodge	124 DUNLEVY *#	156	156			155		1	1977
Chinese United Church Lodge	430 DUNLEVY	29	29					17	12 1993
Lore Krill Co-op	239 E GEORGIA	97		42	55		3	52	42 2002
Happy Manor	551 E GEORGIA	27	26		1		25	2	1979
W.A. Street Homes	837 E GEORGIA <sup>A</sup> *	14		14					14 1986
Tellier Tower	16 E HASTINGS	90	90				63	27	1988
The Oasis	40 E HASTINGS	84			84		84		2000
Sunrise Hotel	101 E HASTINGS	52			52	52			1998
Washington Hotel	177 E HASTINGS	84			84	84			1998

NAME	ADDRESS	TOTAL				UNIT TYPE			UNIT SIZE			YEAR BUILT
		UNITS	SENIOR	FAMILY	OTHER	ROOMS	BACH	1BD	2+BD			
Bill Hennessy Place	501 E HASTINGS *	70		17	53		24	29	17	1984		
Jennie Pentland Place	540 E HASTINGS *	86		17	69		44	25	17	1986		
Shon Yee Place	628 E HASTINGS	72	72					72		1989		
New Portland Hotel	20 W HASTINGS *	86			86	68		18		2000		
Regal Place Hotel	144 W HASTINGS	40			40		40			2000		
Union Gospel Project	361 HEATLEY *	81			81		78	3		2002		
MacLean Park-Phase I	705 JACKSON	159	121	38			69	52	38	1965		
Chau Luen Tower	325 KEEFER	82	82				73	9		1972		
MacLean Park-Extension	350 KEEFER	300	161	139			91	70	139	1970		
Chinatown Lions Manor II	102 MAIN	54	54				6	48		1989		
Ford Building	375 MAIN	76			76		69	7		1986		
Bruce Eriksen Place	380 MAIN *	35			35		35			1998		
China Villa	300 E PENDER	50	50			47	3			1971		
Mau Dan Gardens Co-op	400 E PENDER *	124		99	25			25	99	1982		
Lesya Ukrainka Manor	827 E PENDER	26	26				5	21		1988		
Rose Garden Co-op	853 E PENDER	53		5	48	36	6	6	5	1982		
J. C. Leman Building	27 W PENDER *	98			98		82	16		2000		
CBA Manor	32 W PENDER *	44	27	17				27	17	1998		
Pendera	133 W PENDER	114	109		5			114		1990		
Europe Hotel	43 POWELL	84			84	54	25	5		1983		
Columbia House	101 POWELL	85			85		74	11		1986		
Shiloh House	245 POWELL	44	44					44		1991		
Cecilia House	315 POWELL *	8			8		8			1986		
Florence Apartments	329 POWELL *	5			5		5			1986		
Santiago Lodge	333 POWELL *	24			24		24			1990		
Sakura-So	376 POWELL	32	32			32				1978		
Somerville Place	377 POWELL	31			31		31			2002		
New World Hotel	390 POWELL	110			110	110				2001		
Bridget Moran Place	668 POWELL *	61			61		61			2001		
Windchimes Apartments	707 POWELL *	27			27		27			1993		
Princess Place	321 PRINCESS	61		61					61	1991		
Chinese Freemason's Manor	750 PRIOR	81	81					81		1989		
Solheim Place	249 UNION	86	52	26	8			60	26	1993		
Strathcona Co-op	730 UNION	7		7					7	1975		
Bantleman Court	600 VERNON *	15			15			15		1997		
<b>SUBTOTAL</b>		<b>4,827</b>	<b>1,958</b>	<b>807</b>	<b>2,062</b>	<b>1,096</b>	<b>1,560</b>	<b>1,341</b>	<b>830</b>			
<b>DOWNTOWN SOUTH</b>												
Helmcken House	1090 GRANVILLE *	32			32		16	16		1991		

NAME	ADDRESS	TOTAL UNITS	UNIT TYPE			UNIT SIZE			YEAR BUILT
			SENIOR	FAMILY	OTHER	ROOMS	BACH	1BD	
Candela Place	1265 GRANVILLE *	63			63	62	1		2002
Old Continental	1390 GRANVILLE *#	107	107			107			1993
Jubilee House	508 HELMCKEN *	87			87	82	5		1986
Brookland Court	540 HELMCKEN	78	78			70	8		1989
B'Nai B'Rith Manor	1260 HOWE	65	65				65		1989
The Wellspring	415 NELSON *	90			90		90		1997
New Continental	1067 SEYMOUR *#	110	105		5	55	55		1992
Seymour Place	1221 SEYMOUR *	136			136	126	10		2000
Gresham	716 SMITHE *#	40			40	40			1993
<b>SUBTOTAL</b>		<b>808</b>	<b>355</b>	<b>0</b>	<b>453</b>	<b>147</b>	<b>411</b>	<b>250</b>	<b>0</b>
<b>REST OF DOWNTOWN CORE</b>									
Yaletown Mews	201 ALVIN NAROD *	60		59	1		1	59	2001
Bridgeview Place	238 DAVIE *	72	55	12	5		60	12	1993
Granville House	1515 GRANVILLE	84	84				84		1988
Station Park II	1129 MAIN *	29	5	22	2		7	22	1992
Station Park I	1189 MAIN *	45	9	34	2		11	34	1992
Roundhouse Co-op	1267 MARINASIDE *	137		123	14		14	123	1998
City Gate Co-op	188 MILROSS*	102		92	10		10	92	2002
Quayside Family Housing	1010 PACIFIC *	93		93			9	84	1999
<b>SUBTOTAL</b>		<b>622</b>	<b>153</b>	<b>435</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>196</b>	<b>426</b>
<b>TOTAL DOWNTOWN CORE</b>		<b>6,257</b>	<b>2,466</b>	<b>1,242</b>	<b>2,549</b>	<b>1,243</b>	<b>1,971</b>	<b>1,787</b>	<b>1,256</b>

\*On land leased from the City of Vancouver

# Operated by the City of Vancouver

<sup>A</sup> The W.A. Street Homes project consists of seven scattered duplex buildings. Only one address is shown.







## Appendix C: Special Needs Residential Facilities

### March 2003\*\*

NAME	ADDRESS	NUMBER OF BEDS
<b>DE.C.G.S.</b>		
LOOKOUT SHELTER	346 ALEXANDER	80
SUCCESS	555 CARRALL	98
VANCOUVER HARBOUR LIGHT	119 E CORDOVA	86
THE HAVEN	128 E CORDOVA	15
VICTORY HOUSE	353 E CORDOVA*	47
UNION GOSPEL MISSION	616 E CORDOVA	25
CHINESE MENNONITE HOME	485 DUNLEVY	32
CROSSWALK	108 W HASTINGS	35
CHINESE MENNONITE	333 E PENDER	66
COVENANT HOUSE (VANCITY PLACE)*	326 W PENDER	44
CENTRAL CITY LODGE	415 W PENDER *	122
POWELL PLACE	329 POWELL *	36
MAY GUTTERIDGE	333 POWELL *	6
TRIAGE EMERGENCY SHELTER	707 POWELL*	28
VILLA CATHAY CARE HOME	970 UNION *	188
<b><i>SUBTOTAL</i></b>	<b><i>15</i></b>	<b><i>908</i></b>
<b>DOWNTOWN SOUTH</b>		
CATHOLIC CHARITIES MEN'S HOSTEL**	150 ROBSON	80
COVENANT HOUSE	1280 SEYMOUR	22
<b><i>SUBTOTAL</i></b>	<b><i>2</i></b>	<b><i>102</i></b>
<b>REST OF DOWNTOWN CORE</b>		
YALETOWN HOUSE	1099 CAMBIE	130
DUNSMUIR HOUSE FOR MEN	500 DUNSMUIR	30
<b><i>SUBTOTAL</i></b>	<b><i>2</i></b>	<b><i>160</i></b>
<b>TOTAL IN DOWNTOWN CORE</b>	<b>19</b>	<b>1,170</b>

\* On land leased from the City

\*\* Shelters or beds that are open November to March each year as part of the Cold-Wet Weather Strategy are not included. For the purpose of this report, all emergency shelters are also defined as SNRFs, although under the Zoning and Development By-law they may be defined as social service centres.



## Appendix D

### Alphabetical Listing of Rooming Houses and Residential Hotels

This appendix is a cross-reference list of “named” SROs, sorted by name. Where a building has changed its name, the current or most recent name is indicated in the “COMMENTS” column. Demolitions and conversions are noted in the comments.

While this listing includes all of the “named” buildings that have been residential hotels and rooming houses within the Downtown Core in the 1970-2001 period, it *also* includes some buildings that:

- a) were/are tourist hotels or all self-contained units, but appear on previous inventory lists;
- b) are outside the Downtown Core, but again sometimes appear on old inventories (these are indicated by an asterisk after the name); and
- c) were demolished or converted prior to 1970.

NAME	COMMENTS	ADDRESS
ABBOTSFORD HOTEL	See DAYS INN	921W PENDER
ABBOTT HOUSE	See CENTRAL CITY MISSION	233 ABBOTT
ABBOTT MANSIONS		404 ABBOTT
ACME ROOMS	DEMOLISHED	753 POWELL
ADORA COURT	See LUCKY ROOMS	468 UNION
AFTON HOTEL / ROOMS		249 E HASTINGS
AH CHEW HOTEL/ROOMS	See ASIA HOTEL	139 E PENDER
ALBANY ROOMS	See REGAL HOTEL	1046 GRANVILLE
ALCAZAR HOTEL	TOURIST HOTEL - DEMOLISHED	337 DUNSMUIR
ALESIA HOTEL	See PHOENIX HOTEL	237 E HASTINGS
ALEX ROOMS	CONVERTED TO SELF-CONTAINED DWELLING UNITS	662 ALEXANDER
ALEXANDER COURT	See ALEXANDER RESIDENCE	90 ALEXANDER
ALEXANDER RESIDENCE		90 ALEXANDER
ALEXANDER ROOMS	See SEAVIEW APARTMENTS	362 ALEXANDER
ALHAMBRA HOTEL	CONVERTED TO COMMERCIAL USES	8 WATER
ALLEN ROOMS / HOTEL	CONVERTED TO RETAIL/OFFICES	810 GRANVILLE
ALMER HOTEL	DEMOLISHED	610 W CORDOVA
ALTER ROOMS	DEMOLISHED	620 POWELL
AMBASSADOR HOTEL (A)		1212 GRANVILLE
AMBASSADOR HOTEL (B)	DEMOLISHED	773 SEYMOUR
AMERICA ROOMS	DEMOLISHED	226 POWELL
AMERICAN HOTEL	See OLD AMERICAN HOTEL	928 MAIN
ANCHOR HOTEL	See WALTON ROOMS	90 ALEXANDER
ANDREW HOTEL/ROOMS	DEMOLISHED	952 HORNBY
ANGELES ROOMS	See DOWNTOWN BACKPACKERS HOSTEL	927 MAIN
ANGELUS HOTEL	DEMOLISHED	790 DUNSMUIR
ANYOX ROOMS	See WALMAR ROOMS	67 E HASTINGS
ARCO HOTEL / ROOMS		83 W PENDER
ARGYLE HOTEL/HOUSE		106 W HASTINGS
ARLINGTON HOTEL / ROOMS (A)		575 E PENDER
ARLINGTON ROOMS (B)	CONVERTED TO RETAIL/OFFICES	304 W CORDOVA
ARNOLD APARTMENTS	SELF-CONTAINED DWELLING UNITS	1130 GRANVILLE
ARISTOCRAT	See ARISTOCRATIC ROOMS	634 MAIN
ARISTOCRATIC HOTEL / ROOMS	DEMOLISHED	634 MAIN
ARNO HOTEL / ROOMS		291 E GEORGIA
ASIA HOTEL		139 E PENDER
ASTOR HOTEL	See ASTORIA HOTEL (B)	151 W HASTINGS
ASTORIA HOTEL (A)		769 E HASTINGS
ASTORIA HOTEL (B)	DEMOLISHED	151 W HASTINGS
ATLANTIC HOTEL	DEMOLISHED	77 W CORDOVA

NAME	COMMENTS	ADDRESS
AUSTIN HOTEL	CONVERTED TO TOURIST HOTEL - See RAMADA INN & SUITES	1221 GRANVILLE
AVALON HOTEL / ROOMS		165 W PENDER
B.C. ROOMS		306 JACKSON
BALMORAL HOTEL		159 E HASTINGS
BARRON HOTEL	CONVERTED TO TOURIST HOTEL - See NELSON PLACE HOTEL	1006 GRANVILLE
BAY HOTEL	DEMOLISHED	621 SEYMOUR
BEACON HOTEL / ROOMS		7 W HASTINGS
BEECHMONT ROOMS	See HAMILTON HOTEL	519 HAMILTON
BELLEVILLE ROOMS	See WALTON HOTEL	261 E HASTINGS
BELMONT HOTEL (A)	CONVERTED TO TOURIST HOTEL - See NELSON PLACE HOTEL	1006 GRANVILLE
BELMONT HOTEL / ROOMS (B)	CLOSED	241 E HASTINGS
BENGE ROOMS	See MIDTOWN HOTEL	914 W PENDER
BLACKFRIAR ROOMS	DEMOLISHED	1004 MAIN
BLACKSTONE HOTEL	See HOTEL CALIFORNIA	1176 GRANVILLE
BODEGA HOTEL	See FRASER HOTEL	227 CARRALL
BON ACCORD	DEMOLISHED	1235 HORNBY
BOULDER ROOMS	CLOSED	1 W CORDOVA
BRANDIZ HOTEL		122 E HASTINGS
BRAZIL HOTEL	See WALTON HOTEL	261 E HASTINGS
BROADWAY HOTEL / ROOMS	See HASTINGS ROOMS	103 E HASTINGS
BROOKLAND COURT	DWELLING UNITS - CONVERTED TO NON-MARKET HOUSING	540 HELMCKEN
BURLEITH ROOMS	DEMOLISHED	431 E GEORGIA
BURNS BLOCK		18 W HASTINGS
BURRARD HOTEL (A)	DEMOLISHED	712 RICHARDS
BURRARD HOTEL (B)	See CHURCHILL HOTEL	311 HOMER
BURRARD ROOMS	See LIBRARY LODGE	804 BURRARD
BUTLER HOTEL / ROOMS	See GASTOWN HOTEL	110 WATER
BYRNE BLOCK	See ALHAMBRA HOTEL	8 WATER
C & N BACKPACKERS HOSTEL	CONVERTED TO HOSTEL	927 MAIN
CAMBIE HOTEL/ ROOMS (A)	CONVERTED TO OFFICE & RETAIL	160 CAMBIE
CAMBIE HOTEL (B)	See THE CAMBIE INTERNATIONAL HOSTEL	314 CAMBIE
CAMP LODGE HOTEL	DEMOLISHED	578 ALEXANDER
CANADA HOTEL / ROOMS	CONVERTED TO OFFICES	331 MAIN
CANADIAN HOTEL		1203 SEYMOUR
CANADIAN NORTH STAR	CLOSED	5 W HASTINGS
CANSINO HOTEL/ROOMS	CONVERTED TO RETAIL	24 W CORDOVA
CAPITOL ROOMS	DEMOLISHED	619 ROBSON
CARL ROOMS		575 E HASTINGS
CARLTON HOTEL	See CAMBIE HOTEL (B)	314 CAMBIE
CASCADE ROOMS	See LUCKY LODGE	134 POWELL
CASTLE HOTEL	DEMOLISHED	750 GRANVILLE

NAME	COMMENTS	ADDRESS
CATHAY LODGE		533 E GEORGIA
CECIL HOTEL		1336 GRANVILLE
CENTENNIAL HOTEL/HOUSE	See CENTENNIAL ROOMS	346 POWELL
CENTENNIAL ROOMS		346 POWELL
CENTRAL CITY MISSION	SNRF - CONVERTED TO SELF-CONTAINED DWELLING UNITS	233 ABBOTT
CENTRAL HOTEL	CONVERTED TO NON-MARKET HOUSING (CENTRAL RESIDENCE)	44 E CORDOVA
CENTRAL ROOMS	See MODERN HOTEL	249 E GEORGIA
CHEE JONG BUI SUI ROOMS	DEMOLISHED	609 MAIN
CHELSEA INN		33 W HASTINGS
CHINA VILLA APTS	CONVERTED TO NON-RESIDENTIAL	313 E PENDER
CHINESE BENEVOLENT ASSOC BLDG	CONVERTED TO NON-RESIDENTIAL	104 E PENDER
CHINESE NATIONALIST LEAGUE	CLOSED	529 GORE
CHINESE THEATRE ROOMS	DEMOLISHED	545 COLUMBIA
CHINESE UNITED CHURCH	DEMOLISHED	430 DUNLEVY
CHOCK ON ROOMS	DEMOLISHED	359 E PENDER
CHURCHILL HOTEL	DEMOLISHED	311 HOMER
CLARENCE HOTEL	CONVERTED TO HOSTEL (SEE SEYMOUR/CAMBIE HOSTEL)	515 SEYMOUR
CLARKE HOTEL / ROOMS	CONVERTED TO SELF-CONTAINED DWELLING UNITS	1155 GRANVILLE
CLIFTON HOTEL / ROOMS	See HOTEL CLIFTON	1125 GRANVILLE
CLINTON APARTMENTS	DEMOLISHED	1287 RICHARDS
COBALT HOTEL		917 MAIN
COLONIAL HOTEL / ROOMS	See COLONIAL RESIDENCE	122 WATER
COLONIAL RESIDENCE		122 WATER
COLUMBIA BLOCK	See TUNG AH ROOMS	101 E PENDER
COLUMBIA HOTEL	See NEW COLUMBIA HOTEL	303 COLUMBIA
COLUMBIA ROOMS	CONVERTED TO OFFICES AND DWELLING UNIT	223 MAIN
COMFORT INN DOWNTOWN	TOURIST HOTEL	1006 GRANVILLE
COMMERCIAL HOTEL	See STADIUM HOTEL	340 CAMBIE
COMMODORE HOTEL	DEMOLISHED	889 SEYMOUR
CONTINENTAL HOTEL	CONVERTED TO NON-MARKET HOUSING (OLD CONTINENTAL)	1390 GRANVILLE
CORONA HOTEL	See AMBASSADOR HOTEL (A)	1212 GRANVILLE
CORDOVA LODGE	DEMOLISHED	146 E CORDOVA
CORDOVA'S RESIDENCE		56 E CORDOVA
CORDOVA ROOMS	See CORDOVA'S RESIDENCE	56 E CORDOVA
COSMOPOLITAN HOTEL	CLOSED	31 W HASTINGS
COSY CORNER INN	CLOSED - FIRE DAMAGE	412 COLUMBIA
CROWN HOTEL (A)	CLOSED	1036 GRANVILLE
CROWN HOTEL (B)	See CANSINO HOTEL	24 W CORDOVA
CUOMO / CUOMO'S ROOMS	See SMILEY'S ROOMS	512 E CORDOVA
DANNY'S INN		317 CAMBIE
DANNY'S ROOMS	See DANNY'S INN	317 CAMBIE



NAME	COMMENTS	ADDRESS
DAYS INN DOWNTOWN VANCOUVER	TOURIST HOTEL	921 W PENDER
DECKER RESIDENCE		504 ALEXANDER
DEL MAR HOTEL		553 HAMILTON
DEL MAR ROOMS	See ROSE GARDEN APTS	853 E PENDER
DE LUXE APTS	DEMOLISHED	426 E HASTINGS
DEVON ROOMS	CONVERTED	306 ABBOTT
DICK ROOMS	See WING LOCK HOTEL	431 E PENDER
DICKINSON APTS		630 E GEORGIA
DODSON HOTEL / ROOMS	See NEW DODSON HOTEL	25 E HASTINGS
DOMINO HOTEL	See CROWN HOTEL	1036 GRANVILLE
DOMINION HOTEL		210 ABBOTT
DOWNTOWN BACKPACKERS HOSTEL	See C & N BACKPACKERS HOSTEL	927 MAIN
DRAKE HOTEL (A)		606 POWELL
DRAKE HOTEL (B)	See JOHNSON BLOCK	536 DRAKE
DREXEL HOTEL/ROOMS	See CANADIAN NORTH STAR	5 W HASTINGS
DRIARD HOTEL *	DEMOLISHED	1027 W PENDER
DUFFERIN ROOMS *	DEMOLISHED	121 E 2ND
DUNLEVY HOTEL / ROOMS	See NEW WINGS HOTEL	143 DUNLEVY
DUNSMUIR HOTEL	See DUNSMUIR HOUSE	500 DUNSMUIR
DUNSMUIR HOUSE		500 DUNSMUIR
EAGLE APTS	DEMOLISHED	734 KEEFER
EAST HOTEL	CONVERTED TO SELF-CONTAINED DWELLING UNITS	445 GORE
EDELWEISS HOTEL	See GLORY ROOMS	204 CARRALL
EDINBURGH ROOMS	DEMOLISHED	327 E GEORGIA
EDMONTON ROOMS	See UNIVERSAL ROOMS (B)	41 E HASTINGS
EDWARDS APTS	SELF-CONTAINED DWELLING UNITS	1245 E PENDER
EGREMONT ROOMS	DEMOLISHED	500 BURRARD
ELCHO / ELSHO APTS	SELF-CONTAINED DWELLING UNITS - DEMOLISHED	845 DAVIE
EL CID HOTEL	See STADIUM HOTEL	340 CAMBIE
ELMORE HOTEL	DEMOLISHED	349 E GEORGIA
EMPRESS HOTEL		235 E HASTINGS
EMPRESS ROOMS	CLOSED	440 RICHARDS
EMPIRE HOTEL	See BRANDIZ HOTEL	122 E HASTINGS
EUROPE HOTEL	CONVERTED TO NON-MARKET HOUSING	43 POWELL
EUROPE HOTEL ANNEX	CONVERTED TO NON-MARKET HOUSING (EUROPE HOTEL)	47 POWELL
EUREKA APARTMENTS	See PRINCESS ROOMS	215 PRINCESS
EVERGREEN ROOMS	CLOSED	333 COLUMBIA
FAN TOWER APTS	CONVERTED TO SELF-CONTAINED DWELLING UNITS	296 KEEFER
FERRARA COURT	SELF-CONTAINED DWELLING UNITS	504 E HASTINGS
FERRY HOTEL / ROOMS	CONVERTED TO NON-MARKET HOUSING (ALEXANDER RESID)	58 ALEXANDER
FEY TOY ROOMS	See SHAKESPEARE ROOMS	224 E GEORGIA

NAME	COMMENTS	ADDRESS
FLINT APTS / RESIDENCE *		1516 POWELL
FORD HOTEL	See SIESTA HOTEL	936 GRANVILLE
FOUR-STAR ROOMS	CLOSED	207 UNION
FOX'S APTS	DEMOLISHED	873 E HASTINGS
FRANCIS FAYE HOTEL	See PATRICK ANTHONY RESIDENCE	561 E HASTINGS
FRASER HOTEL	CONVERTED TO LIVE-WORK STUDIOS	227 CARRALL
FRISCO HOTEL	See ALHAMBRA HOTEL	8 WATER
GARDEN HOTEL / ROOMS	See MAY WAH HOTEL	258 E PENDER
GASTOWN HOSTEL		340 CAMBIE
GASTOWN HOTEL		110 WATER
GASTOWN INN	See CAMBIE HOTEL	314 CAMBIE
GASTOWN LODGE	See SILVER LODGE	176 POWELL
GEE'S ROYAL ROOMS	CONSOLIDATED WITH NZ ROOMS - See JUBILEE ROOMS	237 MAIN
GEORGE ROOMS	DEMOLISHED	207 E GEORGIA
GEORGIA ROOMS		634 E GEORGIA
GLEN APTS	DEMOLISHED	1036 E HASTINGS
GLENAIRD HOTEL	CONVERTED TO HOSTEL - SEE GLOBAL VILLAGE BACKPACKERS	1018 GRANVILLE
GLENHOLME APARTMENTS	SELF-CONTAINED DWELLING UNITS - CONVERTED TO OFFICES	1241 HOMER
GLOBAL VILLAGE BACKPACKERS	TOURIST	1018 GRANVILLE
GLORY HOTEL		204 CARRALL
GOLDEN CROWN HOTEL		116 W HASTINGS
GOLDEN STAR ROOMS		234 POWELL
GRAND HOTEL	CLOSED	24 WATER
GRAND ROOMS	See AMERICA ROOMS	226 POWELL
GRAND TRUNK HOSTEL		55 POWELL
GRAND TRUNK ROOMS	See GRAND TRUNK HOSTEL	55 POWELL
GRAND UNION HOTEL		74 W HASTINGS
GRANDVIEW HOTEL	DEMOLISHED	618 W CORDOVA
GRANVILLE HOTEL		1261 GRANVILLE
GRANVILLE ROOMS	CLOSED	1129 GRANVILLE
GRAYCOURT HOTEL	See ROOSEVELT HOTEL	166 E HASTINGS
GRESHAM HOTEL	CONVERTED TO NON-MARKET HOUSING	716 SMITHE
GUS ROOMS	See WALMAR ROOMS	67 E HASTINGS
HADDON HOTEL	See DRAKE HOTEL (A)	606 POWELL
HAM APARTMENTS		832 E PENDER
HAMILTON HOTEL	DEMOLISHED	519 HAMILTON
HAMPTON HOTEL		124 POWELL
HAMPTON ROOMS		568 POWELL
HARBOUR ROOMS		230 PRINCESS
HARBOURFRONT HOSTEL	CLOSED	209 HEATLEY
HARRISON BLOCK	See REX ROOMS	1190 E HASTINGS

NAME	COMMENTS	ADDRESS
HARTNEY APARTMENTS	See NEW BACKPACKERS HOTEL	347 W PENDER
HASTINGS ROOMS		103 E HASTINGS
HAZELWOOD HOTEL		344 E HASTINGS
HEATLEY APARTMENTS / BLOCK		405 HEATLEY
HEATLEY ROOMS	See HARBOURFRONT HOSTEL	209 HEATLEY
HENLEY HOTEL/ROOMS	DEMOLISHED	915 GRANVILLE
HERITAGE HOUSE HOTEL	SEE LOTUS HOTEL	455 ABBOTT
HILDON HOTEL		50 W CORDOVA
HIP LUN ROOMS	DEMOLISHED	257 KEEFER
HOLBORN HOTEL / ROOMS		367 E HASTINGS
HOLLYWOOD APTS	SELF-CONTAINED UNITS - CONVERTED TO TOURIST HOTEL	1111 SEYMOUR
HOMER APARTMENTS		337 SMITHE
HOMER HOUSE	DEMOLISHED	862 HOMER
HOMER ROOMS	See THE VICTORIAN HOTEL)	514 HOMER
HORNBY HOTEL / ROOMS	DEMOLISHED	536 HORNBY
HORNBY MANSIONS	See HORNBY HOTEL	536 HORNBY
HOTEL CALIFORNIA	CONVERTED TO TOURIST (See HOWARD JOHNSON HOTEL))	1176 GRANVILLE
HOTEL CLIFTON		1125 GRANVILLE
HOTEL DAKOTA	See COMFORT INN DOWNTOWN	1006 GRANVILLE
HOTEL FORTUNA	See CROWN HOTEL (A)	1036 GRANVILLE
HOTEL LINDEN	TOURIST HOTEL	1176 GRANVILLE
HOTEL MARTINIQUE	See HOTEL CALIFORNIA	1176 GRANVILLE
HOTEL PACIFIC	See GEORGIA ROOMS	634 E GEORGIA
HOTEL ROBERTSON	See PLAZA HOTEL	806 RICHARDS
HOTEL ST CLAIR	PARTLY CONVERTED TO HOSTEL	577 RICHARDS
HOTEL WASHINGTON	CONVERTED TO NON-MARKET HOUSING	177 E HASTINGS
HOWARD JOHNSON HOTEL	TOURIST HOTEL	1176 GRANVILLE
HO YUEN ROOMS	See COSY CORNER INN	412 COLUMBIA
HUDSON HOTEL	See AMBASSADOR HOTEL (B)	1212 GRANVILLE
HUET APARTMENTS	See SMILEY'S ROOMS	512 E CORDOVA
IMPERIAL HOTEL	See MARR HOTEL	403 POWELL
INVERMAY LODGE/ROOMS	See JOLLY TAXPAYER	828 W HASTINGS
INTERNATIONAL INN / ROOMS		120 JACKSON
IRIS APTS	See SHAMROCK ROOMS (B)	813 HORNBY
IVANHOE HOTEL		1038 MAIN
JACKSON ROOMS	CLOSED	322 JACKSON
JADE APARTMENTS	See KEEFER LODGE	558 KEEFER
JAY ROOMS		172 E CORDOVA
JOHNSON BLOCK	DEMOLISHED	536 DRAKE
JOHNSTON & HOWE BLOCK	DEMOLISHED	723 W GEORGIA
JOLLY TAXPAYER HOTEL	CONVERTED TO TOURIST	828 W HASTINGS

NAME	COMMENTS	ADDRESS
JUBILEE ROOMS		235 MAIN
JUNG HAM ROOMS	See HAM APARTMENTS	832 E PENDER
KEEFER LODGE		558 KEEFER
KEEFER ROOMS		222 KEEFER
KENT HOTEL / ROOMS	DEMOLISHED	782 GRANVILLE
KENWORTH ROOMS		313 ALEXANDER
KING ED / EDWARD APARTMENTS	DEMOLISHED	420 E HASTINGS
KING ROOMS		326 POWELL
KINGS CASTLE HOTEL	See CASTLE HOTEL	750 GRANVILLE
KINGS HOTEL/ROOMS	See SPINNING WHEEL INN	210 CARRALL
KINGSLEY HOTEL	DEMOLISHED	522 RICHARDS
KINGSTON HOTEL	CONVERTED TO TOURIST HOTEL	757 RICHARDS
LAMONA ROOMS	DEMOLISHED	504 W PENDER
LONDON HOTEL	See SIESTA HOTEL	936 GRANVILLE
LANNING APTS	DEMOLISHED	318 MAIN
LAUREL APARTMENTS		610 ALEXANDER
LEAF ROOMS	See WING LOCK HOTEL	431 E PENDER
LEE APARTMENTS	DEMOLISHED	430 E CORDOVA
LEE'S CABINS	DEMOLISHED	265 UNION
LE KIU HOTEL	See MAY WAH HOTEL	258 E PENDER
LELAND HOTEL / ROOMS	See STUART HOTEL	925 GRANVILLE
LE SANDS HOTEL	See ST. HELEN'S HOTEL	1161 GRANVILLE
LIBRARY LODGE / ROOMS	DEMOLISHED	804 BURRARD
LITTLE HAVEN	DEMOLISHED	204 GLEN
LION HOTEL / ROOMS		316 POWELL
LONDON HOTEL	See PACIFIC HOTEL	208 E GEORGIA
LONE STAR HOTEL	See PORTLAND HOTEL	412 CARRALL
LOTUS HOTEL		455 ABBOTT
LOYAL HOTEL	See SAVOY HOTEL	258 E PENDER
LOW YOUNG COURT		404 UNION
LUCKY LODGE		134 POWELL
LUCKY ROOMS		468 UNION
LUKAS HOTEL	See FLINT RESIDENCE	1516 POWELL
LUNG JEN BENEVOLENT (A)		240 KEEFER
LUNG JEN BENEVOLENT (B)	DEMOLISHED	232 MAIN
MAC'S ROOMS/MACK'S ROOMS	ROOMS ON 2ND FLOOR DEMOLISHED	30 E HASTINGS
MAIN HOTEL / ROOMS (A)		117 MAIN
MAIN HOTEL (B)	See VANPORT HOTEL	645 MAIN
MALL HAVEN HOTEL	See SIESTA HOTEL	936 GRANVILLE
MANITOBA HOTEL	See HILDON HOTEL	50 W CORDOVA
MANOR ROOMS	DEMOLISHED	609 W PENDER

NAME	COMMENTS	ADDRESS
MAPLE HOTEL	See HOTEL WASHINGTON	177 E HASTINGS
MAPONAKI ROOMS	DEMOLISHED	231 UNION
MARBLE ARCH		518 RICHARDS
MARBLE ROOMS	CONVERTED TO COMMERCIAL	107 W CORDOVA
MARINE ROOMS	CONVERTED TO SELF-CONTAINED DWELLING UNIT	356 POWELL
MARLBORO HOTEL	DEMOLISHED	635 GRANVILLE
MARR HOTEL		403 POWELL
MARSHALL HOTEL	DEMOLISHED	569 HAMILTON
MARTIN HOTEL	See HOTEL CALIFORNIA	1176 GRANVILLE
MAYFAIR HOTEL (A)	TOURIST HOTEL	835 HORNBY
MAYFAIR HOTEL (B)	DEMOLISHED	215 E CORDOVA
MAYO HOTEL / ROOMS	CONVERTED TO RETAIL & OFFICES	545 MAIN
MAY WAH HOTEL		258 E PENDER
MELBOURNE HOTEL	See NO. 5 ORANGE	205 MAIN
MELVILLE LODGE / ROOMS		322 CAMBIE
METROPOLE HOTEL		320 ABBOTT
MIDTOWN HOTEL	DEMOLISHED	914 W PENDER
MIMI HOTEL / ROOMS	See LUCKY LODGE	134 POWELL
MING SUNG READING ROOMS (A)	DEMOLISHED	268 POWELL
MING SUNG READING ROOMS (B)		439 POWELL
MODERN HOTEL/ROOMS	CONVERTED TO SELF-CONTAINED DWELLING UNITS	249 E GEORGIA
MONTGOMERY APT. HOTEL	See PARK HOTEL APARTMENTS	429 W PENDER
MORGAN ROOMS	See MT EVEREST ROOMS	244 E HASTINGS
MORRIS HOTEL	DEMOLISHED	658 W CORDOVA
MOUNT EVEREST ROOMS		244 E HASTINGS
MURRAY HOTEL		1119 HORNBY
MUTUAL BLOCK	See DANNY'S INN	317 CAMBIE
NELSON PLACE HOTEL	See COMFORT INN DOWNTOWN	1006 GRANVILLE
NEW BACKPACKERS HOSTEL	HOSTEL	347 W PENDER
NEW BRAZIL HOTEL	SEE WALTON HOTEL	261 E HASTINGS
NEW CENTRAL HOTEL	CONVERTED TO NON-MARKET HOUSING ( CENTRAL RESIDENCE)	44 E CORDOVA
NEW COLUMBIA HOTEL		303 COLUMBIA
NEW DODSON HOTEL		25 E HASTINGS
NEW EMPIRE HOTEL	See BRANDIZ HOTEL	122 E HASTINGS
NEW FOUNTAIN HOTEL	CONVERTED TO NON-MARKET ( STANLEY/NEW FOUNTAIN)	45 W CORDOVA
NEW MODERN HOTEL	See MODERN HOTEL	249 E GEORGIA
NEW MORGAN ROOMS	See MOUNT EVEREST ROOMS	244 E HASTINGS
NEW STAR ROOMS	See THORNTON PARK HOTEL	956 MAIN
NEW SUN AH ROOMS		100 E PENDER
NEW SUNRISE HOTEL / ROOMS	CONVERTED TO SELF-CONTAINED DWELLING UNITS	255 E GEORGIA
NEW WINGS HOTEL		143 DUNLEVY

<b>NAME</b>	<b>COMMENTS</b>	<b>ADDRESS</b>
NEW WORLD HOTEL	CONVERTED TO NON-MARKET HOUSING	396 POWELL
NEW ZEALAND ROOMS	CONSOLIDATED WITH ROYAL ROOMS - See JUBILEE ROOMS	235 MAIN
NEWPORT HOTEL	See GRANVILLE HOTEL	1261 GRANVILLE
NEWTON LODGE/ROOMS	See SILVER LODGE	176 POWELL
NIAGARA HOTEL	CONVERTED TO TOURIST (See RAMADA DOWNTOWN)	435 W PENDER
NO. 5 ORANGE	CLOSED	205 MAIN
NORFOLK HOTEL / ROOMS	See STATE HOTEL	876 GRANVILLE
OAKLAND ROOMS	See BLACKFRIAR ROOMS	1002 MAIN
OCEAN ROOMS		666 ALEXANDER
OCEAN VIEW ROOMS	DEMOLISHED	760 POWELL
OHIO ROOMS	DEMOLISHED	245 POWELL
OHORI GENICHI ROOMS	See CARL ROOMS	575 E HASTINGS
OLAND ROOMS	CONVERTED TO RETAIL/FASHION SCHOOL	247 ABBOTT
OLD AMERICAN HOTEL		928 MAIN
OLIVER ROOMS / HOTEL	CONVERTED TO NON-MARKET HOUSING (CENTRAL RESIDENCE)	48 E CORDOVA
OLYMPIA APTS/HOTEL/ROOMS	See SUNWEST HOTEL	341 E HASTINGS
OLYMPIC APARTMENTS	SELF-CONTAINED UNITS - DEMOLISHED	406 E HASTINGS
OLYMPIC HOTEL	See SUNWEST HOTEL	341 E HASTINGS
ONTARIO ROOMS *		1610 FRANKLIN
ORANGE HALL APTS	SELF-CONTAINED UNITS	341 GORE
ORANGE ROOMS	DEMOLISHED	252 POWELL
ORIENT THEATRE	See CHINESE THEATRE ROOMS	545 COLUMBIA
ORILLIA APARTMENTS	See CAPITOL ROOMS	619 ROBSON
ORR ROOMS	DEMOLISHED	788 POWELL
ORWELL HOTEL / ROOMS		456 E HASTINGS
PACIFIC HOTEL		208 E GEORGIA
PAC ROOMS	See PACIFIC ROOMS (B)	66 W CORDOVA
PACIFIC HOSTEL	SNRF - DEMOLISHED	535 HOMER
PACIFIC ROOMS (A)		507 MAIN
PACIFIC ROOMS (B)	DEMOLISHED	66 W CORDOVA
PADDY'S ROOMS	See RAINIER HOTEL	309 CARRALL
PALACE HOTEL		35 W HASTINGS
PALMS HOTEL	DEMOLISHED	873 GRANVILLE
PARKDALE APARTMENTS	CONVERTED TO SELF-CONTAINED DWELLING UNITS	824 JACKSON
PARK HOTEL	See STATION HOTEL	1012 MAIN
PARK HOTEL APARTMENTS		429 W PENDER
PARKWAY HOTEL *	DEMOLISHED	1119 W PENDER
PARK ROOMS	See MING SUNG READING ROOMS	439 POWELL
PASSLIN HOTEL / ROOMS		746 RICHARDS
PATRICIA HOTEL	PARTLY TOURIST	403 E HASTINGS
PATRICK ANTHONY RESIDENCE		561 E HASTINGS

NAME	COMMENTS	ADDRESS
PENDER HOTEL		31 W PENDER
PENDER PLACE HOTEL		620 W PENDER
PENDER ROOMS	DEMOLISHED	820 W PENDER
PENNSYLVANIA HOTEL	See PORTLAND HOTEL	412 CARRALL
PHOENIX APTS		566 POWELL
PHOENIX HOTEL		237 E HASTINGS
PHOENIX ROOMS		514 ALEXANDER
PICADILLY HOTEL	See PENDER PLACE HOTEL	622 W PENDER
PICADILLY ROOMS	See PENDER PLACE HOTEL	622 W PENDER
PINE CRANE VILLA		431 E PENDER
PINE ROOMS	DEMOLISHED	207 GORE
PLAZA HOTEL	MOST ROOMS CLOSED PENDING REDEVELOPMENT	806 RICHARDS
PORTLAND HOTEL	BEING CONVERTED TO NON-MARKET HOUSING	412 CARRALL
POWELL HOTEL/LODGE/ROOMS	See LUCKY LODGE	134 POWELL
POWELL ROOMS		556 POWELL
POWELL STREET LODGE	See LUCKY LODGE	134 POWELL
PRINCE HENRY HOTEL/ROOMS	See HENLEY ROOMS	915 GRANVILLE
PRINCESS LODGE		215 PRINCESS
PRINCESS ROOMS (A)	See PRINCESS LODGE	215 PRINCESS
PRINCESS ROOMS (B)	See EVERGREEN ROOMS	333 COLUMBIA
PRIOR APTS / ROOMS	DEMOLISHED	638 PRIOR
QUEENS HOTEL / ROOMS	DEMOLISHED	206 MAIN
RAMADA DOWNTOWN HOTEL	TOURIST HOTEL	435 W PENDER
RAMADA INN & SUITES	TOURIST HOTEL	1221 GRANVILLE
RANCHO HOTEL	CONVERTED TO SNRF - NOW DEMOLISHED	119 E CORDOVA
RAINBOW/LONE STAR HOTELS	See PORTLAND HOTEL	412 CARRALL
RAINIER HOTEL	CLOSED	309 CARRALL
REGAL APTS	See ARNOLD APARTMENTS	1130 GRANVILLE
REGAL HOTEL		1046 GRANVILLE
REGAL ROOMS	See ARNOLD APARTMENTS	1130 GRANVILLE
REGAL PLACE HOTEL	CONVERTED TO NON-MARKET HOUSING	144 W HASTINGS
REGENT HOTEL		160 E HASTINGS
REX ROOMS	See ST CLAIR II	1190 E HASTINGS
RHODESIA APTS / ROOMS	DEMOLISHED	904 DAVIE
RIALTO HOTEL / ROOMS	DEMOLISHED	1140 GRANVILLE
RICE BLOCK		404 HAWKS
RICHARDS ROOMS	CLOSED	520 RICHARDS
RICHMOND HOTEL / ROOMS	CONVERTED TO NON-MARKET HOUSING (SAKURA-SO HOTEL)	374 POWELL
ROBSON HOTEL / LODGE *	CONVERTED TO SELF-CONTAINED DWELLING UNITS	1028 ROBSON
ROGER HOTEL	See PORTLAND HOTEL	412 CARRALL
ROOSEVELT HOTEL		166 E HASTINGS

NAME	COMMENTS	ADDRESS
ROSE APARTMENTS	See STAR BEACH HAVEN	658 ALEXANDER
ROSEBERRY HOUSE		909 RICHARDS
ROSEBUD HOTEL	See RICE BLOCK	404 HAWKS
ROSE GARDEN APARTMENT	DEMOLISHED	853 E PENDER
ROYAL HOTEL	See VANCOUVER CENTRAL HOSTEL	1025 GRANVILLE
ROYAL MANOR INN *	See ONTARIO ROOMS	1610 FRANKLIN
ROYAL ROOMS	See GEE'S ROYAL ROOMS	237 MAIN
SAKURA-SO HOTEL	NON-MARKET HOUSING	374 POWELL
SAMMYS ROOMS	See PACIFIC ROOMS	507 MAIN
SAVOY HOTEL		258 E HASTINGS
SEAVIEW APARTMENTS		362 ALEXANDER
SECORD HOTEL	See MARR HOTEL	403 POWELL
SENATOR HOTEL	See AMBASSADOR HOTEL (A)	1212 GRANVILLE
SEYMOUR/CAMBIE HOSTEL	TOURIST (HOSTEL)	515 SEYMOUR
SHAKESPEARE ROOMS	SELF-CONTAINED UNITS	224 E GEORGIA
SHALDON HOTEL		52 E HASTINGS
SHAMROCK HOTEL / ROOMS (A)		635 E HASTINGS
SHAMROCK ROOMS (B)	DEMOLISHED	813 HORNBY
SHASTA ROOMS	See HASTINGS ROOMS	103 E HASTINGS
SIESTA HOTEL	See SIESTA ROOMS	936 GRANVILLE
SIESTA ROOMS		936 GRANVILLE
SILVER HOTEL / ROOMS		175 W PENDER
SILVER LODGE	DEMOLISHED	176 POWELL
SKYLIGHT HOTEL	See PHOENIX HOTEL	237 E HASTINGS
SMILEY'S ROOMS		512 E CORDOVA
SONNY ROOMS / HOTEL	See DOWNTOWN BACKPACKERS HOSTEL	927 MAIN
SPINNING WHEEL INN	CLOSED	210 CARRALL
ST CLAIR NO. 2	CLOSED	1190 E HASTINGS
ST. CLAIR HOTEL	See HOTEL ST. CLAIR	577 RICHARDS
ST. ELMO HOTEL / ROOMS		429 CAMPBELL
ST. FRANCIS HOTEL	DEMOLISHED	309 SEYMOUR
ST. HELEN'S HOTEL		1161 GRANVILLE
ST. JAMES HOTEL / ROOMS	See SHALDON HOTEL	52 E HASTINGS
ST. KINGS ROOMS	See SUN AH ROOMS	242 POWELL
ST. LUKES HOME / ROOMS	CONVERTED TO DWELLING UNITS	309 E CORDOVA
ST. VINCENTS HOME	See ROSE GARDEN APTS	853 E PENDER
STADIUM HOTEL	See STADIUM INN	340 CAMBIE
STADIUM INN	See GASTOWN HOSTEL	340 CAMBIE
STANLEY HOTEL	CONVERTED TO NON-MARKET (STANLEY/NEW FOUNTAIN)	21 W CORDOVA
STAR BEACH HAVEN		658 ALEXANDER
STAR ROOMS (A)	See ARLINGTON ROOMS (B)	575 E PENDER



NAME	COMMENTS	ADDRESS
STAR ROOMS (B)	See GOLDEN STAR ROOMS	234 POWELL
STAR ROOMS (C)	See THORNTON PARK HOTEL	956 MAIN
STATE HOTEL	CLOSED	876 GRANVILLE
STATION HOTEL		1012 MAIN
STIRLING HOTEL	DEMOLISHED	175 W CORDOVA
STRAND HOTEL / ROOMS (A)	See COSMOPOLITAN HOTEL	31 W HASTINGS
STRAND HOTEL (B)	DEMOLISHED	624 W HASTINGS
STRATFORD HOTEL	See FAN TOWER APARTMENTS	296 KEEFER
STRATHCONA HOTEL	CLOSED	53 W HASTINGS
STUART HOTEL	CONVERTED TO COMMERCIAL	925 GRANVILLE
SUN AH HOTEL / ROOMS (A)	See NEW SUN AH ROOMS	100 E PENDER
SUN AH ROOMS (B)	DEMOLISHED	242 POWELL
SUN DO ROOMS	DEMOLISHED	208 UNION
SUNLIGHT HOTEL	See SUNWEST HOTEL	341 E HASTINGS
SUNLITE ROOMS	See SUN SH ROOMS (B)	242 POWELL
SUNRISE HOTEL	CONVERTED TO NON-MARKET HOUSING	101 E HASTINGS
SUN SUN ROOMS	CONVERTED	210 KEEFER
SUNWEST HOTEL		341 E HASTINGS
SYDNEY HOTEL	See MAY WAH HOTEL	258 E PENDER
TAVERN ROOMS	CONVERTED TO DWELLING UNITS	214 CARRALL
TEMPLE ROOMS	CONVERTED TO OFFICES & LATER DEMOLISHED	515 W PENDER
TERMINUS HOTEL / ROOMS	DEMOLISHED	30 WATER
TESLIN LODGE	See HARBOURFRONT HOSTEL	209 HEATLEY
THE AMERICAN HOTEL	See OLD AMERICAN HOTEL	928 MAIN
THE BROADWAY	See SUNRISE HOTEL	101 E HASTINGS
THE CAMBIE INTERNATIONAL HOSTEL	CONVERTED TO HOSTEL	314 CAMBIE
THE GATEWAY HOTEL	See RAMADA INN & SUITESL	1221 GRANVILLE
THE IRVING	See SUNRISE HOTEL	101 E HASTINGS
THE HASTINGS	See WASHINGTON HOTEL	177 E HASTINGS
THE VICTORIAN HOTEL	PARTLY CONVERTED TO TOURIST HOTEL	514 HOMER
THORTON PARK HOTEL		956 MAIN
THREE STAR ROOMS	See FOUR STAR ROOMS	207 UNION
TOTEM HOTEL	See GRANVILLE HOTEL	1261 GRANVILLE
TRAVELLER'S HOTEL		57 W CORDOVA
TREMONT HOTEL	See GLORY HOTEL	204 CARRALL
TUNG AH ROOMS	CONVERTED TO NON-MARKET HOUSING - DART COON CLUB	101 E PENDER
UNION ROOMS	See WELCOME HOSTEL	406 UNION
UNITED HOTEL	See GLORY HOTEL	204 CARRALL
UNITED ROOMS		139 E CORDOVA
UNIVERSAL HOTEL / ROOMS (A)	See SEAVIEW APARTMENTS	362 ALEXANDER
UNIVERSAL ROOMS (B)		41 E HASTINGS

<b>NAME</b>	<b>COMMENTS</b>	<b>ADDRESS</b>
VANCOUVER CENTRAL HOSTEL	CONVERTED TO TOURIST HOTEL & THEN TO HOSTEL	1025 GRANVILLE
VANCOUVER DOWNTOWN INN	See OLD AMERICAN HOTEL	928 MAIN
VANPORT HOTEL	DEMOLISHED	645 MAIN
VEILE HOTEL	See CHELSEA INN	33 W HASTINGS
VERNON APARTMENTS		1168 E HASTINGS
VETS ROOMS	CLOSED	311 MAIN
VICTOR ROOMS	See BLACKFRIAR ROOMS	1002 MAIN
VICTORIA BLOCK	See VICTORIA ROOMS	514 HOMER
VICTORIA HOUSE / ROOMS	See THE VICTORIAN HOTEL	514 HOMER
VICTORY ANNEX	See SEAVIEW APARTMENTS	362 ALEXANDER
VICTORY HOTEL / ROOMS	CONVERTED TO SNRF ( VICTORY HOUSE)	391 POWELL
VOGUE HOTEL		1060 GRANVILLE
WALMAR ROOMS		67 E HASTINGS
WALTON HOTEL		261 E HASTINGS
WALTON ROOMS	See ALEXANDER RESIDENCE	90 ALEXANDER
WARREN HOTEL	See GOLDEN CROWN HOTEL	116 W HASTINGS
WATERLOO ROOMS	CLOSED	966 MAIN
WELCOME HOSTEL	See LOW YOUNG COURT	406 UNION
WESTERN SPORTS HOTEL	See WEST INN	137 E HASTINGS
WEST HOTEL		488 CARRALL
WEST INN		137 E HASTINGS
WICKLOW APTS / HOTEL	See FLINT RESIDENCE	1516 POWELL
WILSON APTS	DEMOLISHED	771 POWELL
WINDSOR HOTEL	See PENDER ROOMS	820 W PENDER
WINGATE HOTEL	See PENDER HOTEL	31 W PENDER
WING LOCK HOTEL	See PINE CRANE VILLA	431 E PENDER
WINGS HOTEL / ROOMS	See NEW WINGS HOTEL	143 DUNLEVY
WINTER'S HOTEL	See WINTER'S RESIDENCE	203 ABBOTT
WINTER'S RESIDENCE		203 ABBOTT
WONDER ROOMS		50 E CORDOVA
WOODBINE HOTEL		786 E HASTINGS
WORLD HOTEL	DEMOLISHED	176 E PENDER
YALE HOTEL		1300 GRANVILLE
YALE ROOMS	DEMOLISHED	925 W PENDER
YALTA ROOMS	DEMOLISHED	639 MAIN
YIN PING BENEVOLENT SOC. (A)	DEMOLISHED	320 E PENDER
YIN PING BENEVOLENT SOC. (B)		414 COLUMBIA
YORK HOTEL	DEMOLISHED	790 HOWE
YORK ROOMS		259 POWELL

\* = OUTSIDE DOWNTOWN CORE AREA