



CITY OF VANCOUVER
COMMUNITY SERVICES
Planning Department
Current Planning

SINGLE ROOM ACCOMMODATION CONVERSION* or DEMOLITION* PERMIT APPLICATION

SR No. 400009

Civic Address: 514 HOMER STREET AND 342 WEST PENNER STREET
Legal Description: Lot 1-4 Subdivision _____ Block 36 District Lot 541 Plan 210
Building Name: VICTORIAN HOTEL

This area must be completed by the person signing this application.

Your Name: ANDREW MCWAT You are the:

Mailing Address: 400 - 1037 WEST BROADWAY 01 Property Owner

City: VANCOUVER 02 Agent for Property Owner

Postal Code: V6H 1E3

Phone Number: 604-731-4131

Company Name: VICTORIAN HOTEL

Note: If the applicant is NOT the property owner, a letter of consent signed by the owner must also be submitted.

Owner's information (If owner is a corporation, provide Incorporation Certificate and names and addresses of all directors & associates):

Property Owner's Name <u>ANDREW + MIRIAM MCWAT</u>	
Address: <u>3899 MARGHERITE STREET</u>	City: <u>VANCOUVER</u>
Postal Code: <u>V6J 4E8</u>	Phone Number: <u>604-732-6361</u>
Property Owner's Name <u>GEORGE + TERESA WINKLER</u>	
Address: <u>1063 BALFOUR</u>	City: <u>VANCOUVER</u>
Postal Code: <u>V6H 1X2</u>	Phone Number: <u>604-732-0400</u>
Property Owner's Name <u>NATALIE WINKLER</u>	
Address:	City: <u>CALGARY</u>
Postal Code:	Phone Number:

This application is to: (Check applicable box) 001 <input checked="" type="checkbox"/> Convert* occupancy of designated room(s) 002 <input type="checkbox"/> Change term or nature of tenancy of designated room(s) 003 <input type="checkbox"/> Change frequency of rent payments for designated room(s) 004 <input type="checkbox"/> Convert* vacant designated room(s) 005 <input type="checkbox"/> Repair or alter designated room(s) 006 <input type="checkbox"/> Demolish* designated room(s) *see definitions of "conversion" and "demolition" on reverse side of form under "Explanatory Notes"	Total # of storeys in this building: <u>3</u>
	Total # of SRA rooms in this building: <u>47</u>
	Total # of non-SRA rooms in this building: <u>0</u>

Describe nature of the proposed conversion or demolition:

THE BUILDING IS OPERATING AS A TOURIST HOTEL AND WAS OPERATING AS A TOURIST HOTEL PRIOR TO THE ENACTMENT OF THE SRA BY-LAW. THIS CONVERSION WILL THE LICENSED USE TO TOURIST USE.

	OFFICE USE
Are there any permanent residents needing to relocate as a result of this proposed conversion?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, you must provide the following information:	
1. The number of permanent residents that will be affected? _____	
2. A list of names of the residents needing relocation, their room nos. and length of residency	
3. Proposed relocation strategy for existing tenants	
You must also include with this application the following required supporting documents:	
1. Two sets of existing floor plans and proposed floor plans as detailed below*	
2. An affidavit, sworn by the owner or, if the owner is a corporation, by a director of the corporation, setting out why the owner wants to convert or demolish the designated room	
3. Records required under the Hotel Guest Registration Act or Hotel Room Tax Act, tax assessment records, guest ledgers, and daily rent receipts, for the current calendar year and for the three immediately preceding calendar years, in respect of the designated room	
4. Tentative schedule for construction (if applicable)	

*** Explanatory Notes:**

- Definition of "conversion" or "convert" means the following under the Single Room Accommodation By-law:
 - (a) a change in the form of occupancy, intended form of occupancy, or customary form of occupancy of a designated room from living accommodation for a permanent resident to living accommodation for a transient guest or to another purpose,
 - (b) a change in the term or nature of the tenancy to which a permanent resident has the right in respect of a designated room,
 - (c) a change in the frequency of the rent payments a permanent resident must make in respect of a designated room,
 - (d) an occupancy or use, or the suffering or allowing of an occupancy or use, of a vacant designated room for a purpose other than living accommodation for a permanent resident,
 - (e) a repair or alteration to a designated room or any improvement or fixture in it or a replacement of any such improvement or fixture, except for repairs or alterations that are minor in nature and have no material effect on the enjoyment by permanent residents of their living accommodation,
 - (f) a reclassification of a building or any portion of a building from Class 1-residential to any other class referred to in the Assessment Act and its regulations, or
 - (g) a loss of exemption in respect of a designated room from an obligation to pay or remit hotel room tax under the Hotel Room Tax Act and its regulations;

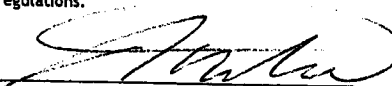
- Definition of "demolition" or "demolish" means the following under the Single Room Accommodation By-law:
 - "to pull, knock, or tear down or to raze, wholly or partially, a designated room"

- Floor plans must be professionally drawn, to a scale NOT less than 1/8" to 1', and must:
 - (a) Include dimensions and layout of all floor levels including basement and underground parking;
 - (b) Identify on each floor:
 - rooms that provide accommodation for permanent residents;
 - rooms that provide accommodation for transient guests (tourists);
 - rooms that provide other non-residential accommodation uses (e.g., lounge, storage rooms, etc.);
 - (c) Indicate on each floor the square footage of all rooms and common areas;

Office Use Only

As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.

SIGNED AT VANCOUVER, BC THIS 25 DAY OF NOVEMBER 2009


Signature of Applicant

**IN THE MATTER OF AN APPLICATION FOR A SINGLE ROOM
ACCOMMODATION CONVERSION PERMIT**

1. I, Andrew Mowat of 3899 Marguerite Street, City of Vancouver, Province of British Columbia, V6J 4E8, am one of the owners of the Victorian Hotel site 514 Homer Street and 342 West Pender Street, Vancouver, B.C.

2. On behalf of the owners, I wish to apply for a Single Room Accommodation Conversion Permit as the said above-mentioned property has been operating as a tourist hotel since August, 2000.

3. This Single Room Accommodation Conversion Permit application will correct the licensed use to tourist/transient use.

SWORN BEFORE ME at Vancouver,)

British Columbia this 25th day of)

November, 2004)

_____))
A Commissioner for taking)
Affidavits for British Columbia)


_____))
ANDREW MOWAT

JAMES HERBERT ROSNER
Barrister & Solicitor
STE. 770 - 475 W. GEORGIA ST.
VANCOUVER, B.C. V6B 4M9
PH. 687-6638



Ministry of Finance
and Corporate Relations
Consumer Taxation Branch

Mailing Address:
PO Box 9442 Stn Prov Govt
Victoria BC V8W 9V4

MOWAT, ANDREW & MIRIAM
514 HOMER ST
VANCOUVER BC V6B 2V6

Attached is your Certificate of Registration stating that you are registered as an operator under the *Hotel Room Tax Act*. Please ensure that this certificate is displayed at your business location.

Information on your responsibilities as an operator and on completing and filing your tax return will be sent to you shortly. You will also receive tax returns for each reporting period. Please note that you must complete and file a tax return for each reporting period, even if you have not made any taxable sales. In this case, submit a nil return.

The Consumer Taxation Branch produces information bulletins on a number of specific applications of hotel room tax. These bulletins are available from all Consumer Taxation Branch and Government Agents offices (phone numbers and addresses are located in the blue pages of your phone book). Branch bulletins and publications are also available on the internet at: <http://www.fin.gov.bc.ca/ctb>

FIN 495 Rev. 2000 / 3 / 10
Printed in B.C. 4500037499

DETACH

DETACH



Ministry of Finance
and Corporate Relations
Consumer Taxation Branch

CERTIFICATE OF REGISTRATION

*pursuant to the
HOTEL ROOM TAX ACT.*

The holder of this certificate is a registered operator under the *Hotel Room Tax Act*. The operator is deemed to be an agent of the Minister of Finance and Corporate Relations and is authorized to collect taxes imposed under the *Hotel Room Tax Act*.

NAME AND ADDRESS

VICTORIAN HOTEL
MOWAT, ANDREW & MIRIAM
514 HOMER ST
VANCOUVER BC V6B 2V6

DATE OF ISSUANCE		
DAY	MONTH	YEAR
08	- 08	- 2000

REGISTRATION NO.
H018000

DIRECTOR

**THIS CERTIFICATE SHALL BE DISPLAYED AT THE PRINCIPAL PLACE
OF BUSINESS OF THE OPERATOR IN THE PROVINCE AND IS
NOT TRANSFERABLE**

This Certificate of Registration must be returned to the Consumer Taxation Branch, PO Box 9443 Stn Prov Govt, Victoria BC V8W 9W7 if there is a change in the name, address, ownership or nature of the business, or if the business is discontinued.

FIN 495 Rev. 2000 / 3 / 10

ASSESSMENT ROLL NUMBER 026-592-148-06-0000 City of Vancouver	OFFICE USE NEIGHBOURHOOD CODE 026 PIN 0000863425 1317452
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2004 Property Assessment

This is your 2004 Property Assessment Notice. The purpose of this notice is to provide you with an estimate of your property value. This information will be used by the provincial government, municipalities, regional districts, and hospital districts to calculate your 2004 property taxes.

PROPERTY DESCRIPTION	514 HOMER ST Lot 1-4, Block 36, Plan 210, District Lot 541. PID - 015-487-873 015-487-946 015-487-989 015-487-997
Your property description may consist of a property address, legal description and the property identification (PID) number assigned by the Land Title Office.	

PROPERTY VALUE			
The value of your property is determined by local real estate market conditions. The ASSESSED VALUE is BC Assessment's estimate of the market value (most probable selling price) for your property had it been for sale on July 1, 2003 .			
This value reflects the physical condition of your property as of October 31, 2003 and ownership according to Land Title Office records as of November 30, 2003.			
	LAND	VALUE	CLASS
		924,000	RESIDENTIAL
	BUILDINGS	385,000	BUSINESS/OTHER
		56,600	RESIDENTIAL
		23,600	BUSINESS/OTHER
	ASSESSED VALUE	\$1,389,200	
	Less Exemptions	-10,000	
	TAXABLE VALUE	\$1,379,200	

ADDITIONAL INFORMATION	<ul style="list-style-type: none"> • Copy of notice sent to all owners. • IF YOUR TENANTS PAY THE TAXES ON THIS PROPERTY, YOU SHOULD MAKE THEM AWARE OF THE ASSESSMENT ON THE PROPERTY. • 'Residential' includes dwellings, recreational property, apartments, condominiums, manufactured homes, farm buildings and some vacant land. • 'Buildings' may also include structures, fixtures, paving, etc. • 2003 assessed value (as of July 1, 2002) was \$1,466,100
This information relates to your property and may be of interest to you.	

YOUR ASSESSMENT OFFICE FOR THIS PROPERTY IS:
Vancouver Assessment Area
 200-1818 Cornwall Ave
 Vancouver BC V6J 1C7
 09-39-200-026-592-148-06-0000 (0970)

Local Office 604-739-8588 or 1-800-661-1780
 Fax 604-739-8666
 Email bca09@gems4.gov.bc.ca

OFFICE HOURS

If you have any questions about your 2004 Property Assessment, please call your local assessment office.

During the month of January, the office will be open between 8:30 a.m. and 5:00 p.m., Monday through Friday.

For more information, please see the back of this notice.

THE OWNER/LESSEE OF THIS PROPERTY IS:

ANDREW J MOWAT
MIRIAN W MOWAT
 400-PH2 1037 BROADWAY W
 VANCOUVER BC V6H 1E3

14 (A)

DEADLINE FOR REVIEW

Please note that the deadline for requesting an independent review of your assessment is January 31, 2004.

BC Assessment

2004 SUPPLEMENTARY ASSESSMENT NOTICE

ASSESSMENT ROLL NUMBER

026-592-148-06-0000

City of Vancouver

OFFICE USE

NEIGH

026

17

13NOV2004

S000111

SUP1004

This supplementary assessment is necessary because a correction was made to the 2004 Assessment Roll. Details of the change are shown below. The Collector has been notified and will make any necessary tax adjustment.

This supplementary assessment is necessary because
CHANGE CLASSIFICATION AND INCREASE IMPROVEMENT VALUE

514 HOMER ST
 Lot 1-4, Block 36, Plan 210, District Lot 541.

PROPERTY DESCRIPTION

PID - 015-487-873 015-487-946 015-487-989 015-487-997

ORIGINAL ASSESSMENT

VALUE CLASS

LAND	924,000	RESIDENTIAL
	385,000	BUSINESS/OTHER
BUILDINGS	56,600	RESIDENTIAL
	23,600	BUSINESS/OTHER
ASSESSED VALUE	\$1,389,200	
Less Exemptions	-10,000	
TAXABLE VALUE	\$1,379,200	

SUPPLEMENTARY ASSESSMENT

VALUE CLASS

LAND	1,309,000
BUILDINGS	191,600
ASSESSED VALUE	\$1,500,600 BUSINESS/OTHER
Less Exemptions	-150,000
TAXABLE VALUE	\$1,350,600

NOTE: SUPPLEMENTARY ASSESSMENT REPLACES ORIGINAL ASSESSMENT

PLEASE CONTACT THIS OFFICE IF YOU NEED MORE INFORMATION:

Vancouver Assessment Area
 200-1818 Cornwall Ave
 Vancouver BC V6J 1C7
 09-39-200-026-592-148-06-0000

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

FOR FURTHER INFORMATION REGARDING THIS SUPPLEMENTARY ASSESSMENT, PLEASE CONTACT YOUR LOCAL ASSESSMENT OFFICE.

IF YOU BELIEVE THE INFORMATION IN THIS NOTICE IS INCORRECT, YOU HAVE THE RIGHT TO REQUEST A REVIEW BY A PROPERTY ASSESSMENT REVIEW PANEL.

REQUESTS FOR REVIEW MUST BE RECEIVED IN WRITING BY JANUARY 31, 2005.

THE OWNER/LESSEE OF THIS PROPERTY IS:

ANDREW J MOWAT
 MIRIAN W MOWAT
 400-PH2 1037 BROADWAY W
 VANCOUVER BC V6H 1E3

PLEASE SEE THE BACK OF THIS NOTICE FOR MORE INFORMATION

Canada

Province of British Columbia

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

AFFIDAVIT

1.
suite 400 1037 West Broadway

I, Andrew Mowat, of Vancouver,
Vancouver, British Columbia, make oath and say as follows:

1. I am the registered owner of real property in Vancouver, British Columbia bearing the legal description PARCEL IDENTIFIER: 015-487-873 LOT 1 BLOCK 36 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-487-946 LOT 2 BLOCK 36 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-487-989 LOT 3 BLOCK 36 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-487-997 LOT 4 BLOCK 36 DISTRICT LOT 541 PLAN 210 and civic address 510 Homer Street, and as such have personal knowledge of the matters to which I depose in this affidavit.

2. I make this affidavit in respect of each room ("room") on the property bearing room numbers (please list all room numbers affected): 10, 11, 12, 14, 15, 16, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39A, 39B, of 514 Homer Street
101-110 342 West Pender (4 rooms under renovation)
201-210 342 West Pender (4 rooms under renovation)

3. From and after October 23, 2003 to the date of this affidavit:

- (a) no permanent resident as defined in the By-law has occupied or customarily occupied any room as living accommodation as defined in the By-law;
3 residents + 1 night watchman
- (b) no room is in a building or portion of a building classified under the *Assessment Act* of British Columbia or its regulations as Class 1 - residential; and *see attached assessment*
- (c) each room is in a building or portion of a building in respect of which the owner has an obligation to pay or remit hotel room tax under the *Hotel Room Tax Act* and its regulations.

Sworn before me at Vancouver,)
British Columbia this 18 day of)
August, 2004)
J.R. Ross)
A Commissioner for taking Affidavits)
for British Columbia)

JAMES HERBERT ROSSNER
Barrister & Solicitor
STE. 770 - 475 W. GEORGIA ST.
VANCOUVER, B.C. V6B 4M9
PH: 607-6638

[Handwritten signature]

Canada

Province of British Columbia

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

AFFIDAVIT

400 1037 WEST BROADWAY

I, George Winkler, of Vancouver,
Vancouver, British Columbia, make oath and say as follows:


1. I am the registered owner of real property in Vancouver, British Columbia bearing the legal description PARCEL IDENTIFIER: 015-487-873 LOT 1 BLOCK 36 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-487-946 LOT 2 BLOCK 36 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-487-989 LOT 3 BLOCK 36 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-487-997 LOT 4 BLOCK 36 DISTRICT LOT 541 PLAN 210 and civic address 510 Homer Street, and as such have personal knowledge of the matters to which I depose in this affidavit.

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101-110 342 West Pender (4 rooms under renovation)
201-210 342 West Pender (4 rooms under renovation)

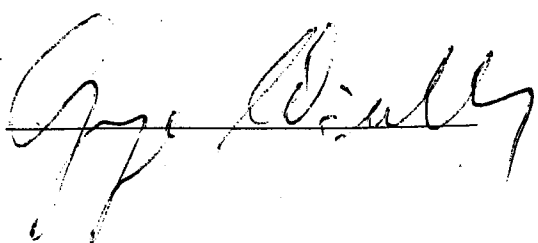
3. From and after October 23, 2003 to the date of this affidavit:

- (a) no permanent resident as defined in the By-law has occupied or customarily occupied any room as living accommodation as defined in the By-law;
3 residents + 1 night watchman
- (b) no room is in a building or portion of a building classified under the *Assessment Act* of British Columbia or its regulations as Class 1 - residential; and see attached assessment
- (c) each room is in a building or portion of a building in respect of which the owner has an obligation to pay or remit hotel room tax under the *Hotel Room Tax Act* and its regulations.

Sworn before me at Vancouver,)
British Columbia this 18 day of)
August, 2004)


_____)
A Commissioner for taking Affidavits)
for British Columbia)

JAMES HERBERT RUSSEK
Barrister & Solicitor
STE. 770 - 475 W. GEORGIA ST.
VANCOUVER, B.C. V6B 4M9
PH. 687-6638



Canada

Province of British Columbia

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

AFFIDAVIT

400 1037 WEST BROADWAY

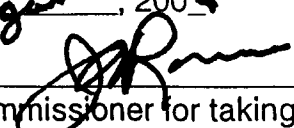
I, Miriam Mowat, of Vancouver,
Vancouver, British Columbia, make oath and say as follows:

1. I am the registered owner of real property in Vancouver, British Columbia bearing the legal description PARCEL IDENTIFIER: 015-487-873 LOT 1 BLOCK 36 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-487-946 LOT 2 BLOCK 36 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-487-989 LOT 3 BLOCK 36 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-487-997 LOT 4 BLOCK 36 DISTRICT LOT 541 PLAN 210 and civic address 510 Homer Street, and as such have personal knowledge of the matters to which I depose in this affidavit.

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3. From and after October 23, 2003 to the date of this affidavit:

- (a) no permanent resident as defined in the By-law has occupied or customarily occupied any room as living accommodation as defined in the By-law;
3 residents + 1 night watchman
- (b) no room is in a building or portion of a building classified under the *Assessment Act* of British Columbia or its regulations as Class 1 - residential; and see attached assessment
- (c) each room is in a building or portion of a building in respect of which the owner has an obligation to pay or remit hotel room tax under the *Hotel Room Tax Act* and its regulations.

Sworn before me at Vancouver,
British Columbia this 28 day of
August, 2004

A Commissioner for taking Affidavits
for British Columbia



JAMES HERBERT ROSNER
Barrister & Solicitor
STE. 770 - 475 W. GEORGIA ST.
VANCOUVER, B.C. V6B 4M9
PH: 687-6638