



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: May 25, 2006  
Author: Z. Jankovic/C. Wong  
Phone No.: 6448/7975  
RTS No.: 05798  
CC File No.: 08-2000-51  
Meeting Date: July 11, 2006

TO: Vancouver City Council

FROM: The Directors of Current Planning and Housing

SUBJECT: Heritage Designation and SRA Conversion/Demolition Permit for 210 Carrall Street (DE409804)

#### RECOMMENDATION

- A. THAT Council authorize the City to enter into a Heritage Revitalization Agreement (HRA) for the site at 210 Carrall Street to grant a density bonus of 58,105 sq.ft. available for transfer off site, to be registered on title as a legal notation, with the following conditions:
- THAT Council require a covenant providing that the density bonus not be available for transfer until the rehabilitation is complete, unless the owner secures completion of the rehabilitation by a separate agreement, which must be registered on title;
  - THAT Council require a covenant restricting stratification of this site for a minimum of ten years from the date of issuance of an Occupancy Permit, to ensure that the tenure remains as rental for at least that period of time, and that any application to stratify this building after the ten-year period will be subject to all necessary City approvals which the City is not obliged to grant;
- B. THAT, subject to approval of RECOMMENDATION A, Council instruct the Director of Legal Services to prepare a Tax Exemption Bylaw for 210 Carrall Street for a property tax exemption which is not to exceed a value of \$314,307 or a period of ten (10) years, which ever comes first. A two-thirds majority of votes cast is required for this recommendation to pass;

- C. THAT, if the Tax Exemption By-law receives the assent of electors, or is deemed approved by the electors under the Vancouver Charter, the Director of Legal Services bring forth a Tax Exemption By-law providing that:
- If issuance of an occupancy permit for the heritage rehabilitation work authorized under Development Application Number DE409804 occurs before October 31<sup>st</sup>, the tax exemption period for 210 Carrall Street will begin on January 1<sup>st</sup> of the next calendar year;
  - If issuance of an Occupancy Permit for the heritage rehabilitation work authorized under Development Application Number DE409804 occurs after October 31<sup>st</sup>, the tax exemption period for 210 Carrall Street will begin on January 1<sup>st</sup> of the calendar year after the next calendar year; and
  - If the owner of the property does not fulfill all requirements necessary to obtain an Occupancy Permit within sixty (60) months after the enactment date of the Tax Exemption By-law, it will have no further force or effect;
- D. THAT, subject to the approval of RECOMMENDATION A, Council authorize a facade grant totalling \$50,000 with funding to be provided from the 2005 Capital Budget;
- E. THAT, subject to approval of RECOMMENDATION A, Council approve a Single Room Accommodation conversion and demolition permit for 210 Carrall Street to convert and remove 27 designated rooms from the SRA inventory, on the condition that prior to the issuance of the SRA permit, the owner pay the \$5,000 per room demolition fee (\$135,000) to be deposited into the City's reserve fund for the creation of replacement housing;
- F. THAT the agreements, covenants and by-laws shall be prepared, registered and given priority to the satisfaction of the Director of Legal Services in consultation with the Director of Planning;
- G. AND THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement.

#### GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of A, B, C, D, E, F, and G.

#### COUNCIL POLICY

- *Transfer of Density Policy and Procedure*
- *Heritage Building Rehabilitation Program Policies and Procedures for Gastown, Chinatown and Hastings Street Corridor*
- *Single Room Accommodation By-law*

## SUMMARY AND PURPOSE

This report seeks Council's approval to:

- enter into a Heritage Revitalization Agreement (HRA) which will allow for transferable bonus density and notional residual density;
- secure the rehabilitation and long-term conservation of the "B" listed, municipally designated, heritage building at 210 Carrall Street;
- issue an SRA Conversion/Demolition Permit to convert and remove 27 designated rooms from the Single Room Accommodation By-law;
- grant a façade grant; and
- seeks instruction to the Director of Legal Services to prepare a property tax exemption by-law and all other agreements in connection with the above.

## BACKGROUND - Heritage Building Rehabilitation Program

In November 2002, City Council approved the Gastown, Chinatown Heritage Management Plan. The Heritage Building Rehabilitation Program (HBRP), a key component of the Plan, was implemented in July 2003, and was later extended to include the Hastings Corridor and Victory Square areas. The program is available for a five-year period (2003 - 2008) to encourage economic activity in these historic areas. The objective is to encourage owners to rehabilitate their heritage buildings by compensating them for "shortfall costs". These costs are defined as the amount required to make a project viable when a major building upgrade is completed. The City determines the amount of each incentive through site-specific analysis and compensation is given to the owner through various tools in the following order:

- Historic Places Initiative (HPI) grants
- Facade Grant
- Property Tax Exemption
- Transferable Bonus Density

As an added incentive for preserving buildings that contribute to the distinctive character of historic Gastown, the HBRP allows the City to authorize transfer of "notional" residual density off-site, as part of the bonus density allocation. It is referred to as notional density as there are no FSR regulations in Gastown, therefore the main factor in regulating development potential is the height limit. Based on this, Council established as part of the HBRP that "residual" density is the difference between 5.5 FSR and the existing on-site FSR.

The Historic Places Initiative (HPI) is a Federal Government heritage building incentive program that awards commercial building owners 20% of the total rehabilitation costs, up to a \$1,000,000 maximum, in the form of a cash grant after the work is completed. As the owner of 210 Carrall Street is a commercial company, this project is eligible for the federal grant.

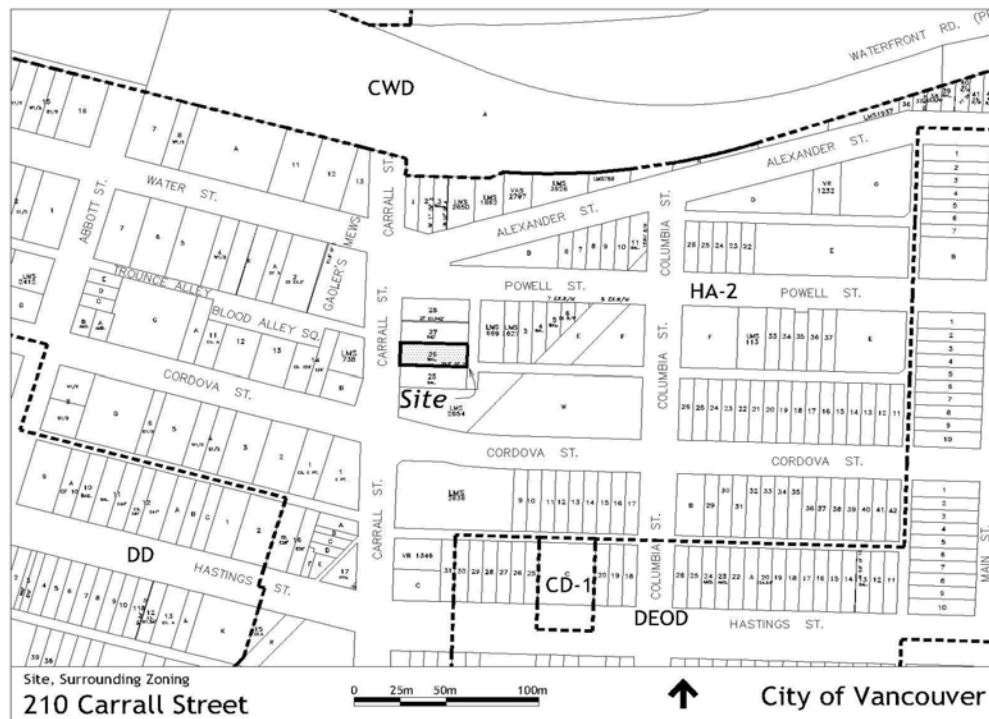
The Heritage Building Rehabilitation Program has been successful to date with 13 projects approved since implementation in mid-2003, 7 applications (including this one) currently in process and another 8 proposals under development.

## DISCUSSION

**Development Proposal:** A development application has been submitted by Merrick Architecture to renovate, rehabilitate and adaptively re-use the existing heritage building to

provide restaurant/retail/office use and five live/work rental units, in accordance with the HA-2 District Schedule.

Constructed in 1887, the Abrams Block (Kings Building or Tremont House) is one of the oldest buildings in Vancouver still standing at its original location. It is made up of two structures - a two-storey masonry commercial building on Carrall Street over the full width of the site, and a three-storey building at the rear which does not span the entire site, creating a small courtyard. The buildings were used most recently as a Cabaret ("The Spinning Wheel") on the main floor with 27 Single Room Accommodation (SRA) rooms on the second and third floors. In October 2002, the Health Department ordered the building closed due to unsanitary conditions. At the time of closure, the building had been without heat and hot water for almost a week. There was only one functioning washroom serving this 27-unit SRA building. Consequently, the Medical Health Officer deemed the building to be a health detriment and ordered the building vacated. In March 2003, the previous owners applied for a Building Permit to remove interior walls and ceilings in order to carry out exploratory work to assess the building. No further work was carried out since this Building Permit and the building has been largely untouched ever since.



**Heritage Value:** Gastown is the historic core of Vancouver, and is the City's earliest, most historic area of commercial buildings and warehouses. The Gastown historic district retains a consistent and distinctive built form that is a manifestation of successive economic waves that followed the devastation of the Great Fire in 1886, the arrival of the CPR in 1887, the Klondike Gold Rush and the western Canadian boom that occurred prior to the First World War. Completed by 1887, the Abrams Block is valued as an early Gastown hotel and mixed commercial building that successfully combined functions of commercial services on the ground floor and lodging rooms on the upper floors contributing to the lively street life in Gastown.

The Abrams Block is valued for its architecture as a fine example of the Victorian Italianate style from the late nineteenth century, and Vancouver’s first brick-clad hotel. It displays the window pediments and bracketed cornice of the Victorian Italianate Style, and typical of frontier hotels, originally had a wooden balcony projecting from the second floor.

**Conservation Plan:** An application has been made to adaptively re-use this municipally-designated heritage building (vacant since 2003) by changing its use from cabaret/SRA units to retail/office/restaurant on the ground floor and live/work on upper floors. The Conservation Plan proposed is a combination of preservation (height, massing), restoration (masonry, windows) and reconstruction (the storefront). The building will be structurally and seismically upgraded, all building systems improved and upgraded to meet Vancouver Building By-law requirements. When the facades have been restored, the building will contribute to the Carrall Street Greenway Initiative by improving the streetscape. Additionally, the proposal is aiming at revitalizing the Kings Alley by associating the building name with the lane name and by providing an access to the building via the laneway.

This project has applied for Heritage Incentives through the Heritage Building Rehabilitation Program (HBRP) and will require a Heritage Revitalization Agreement.

**Rehabilitation Cost:** In order to make the project viable, the owner is seeking compensation through the HBRP, consisting of a façade grant, ten years of property tax relief, transferable bonus density and residual density. In accordance with Council’s HBRP Policies and Procedures, staff have reviewed the applicant’s cost calculations and have undertaken an independent analysis. Staff conclude that a total cost of \$3,269,551 is justified for compensation in the following manner:

<b>210 Carrall Street-Summary of Incentives</b>			24-Apr-06
	<b>Category</b>	<b>Value (\$)</b>	<b>Bonus Density Equivalent (SF)</b>
Heritage Building Rehabilitation Program (HBRP) Incentives	Façade Grants	\$50,000	
	Property Tax	\$314,307	
	Bonus Density (to meet Shortfall Cost)	\$2,048,094	40,962
	<b>Shortfall Cost Compensation</b>	<b>\$2,412,401</b>	
Additional Incentive	Notional Residual Density	\$857,150	17,143
	<b>Total Compensation:</b>	<b>\$3,269,551</b>	<b>58,105</b>
*If Federal Grant awarded:		0	0
		\$3,269,551	58,105

\* If the Federal Grant is awarded, the Total Compensation amount will be accordingly adjusted (reduced).

**Tax Exemption By-law Process:** The Vancouver Charter lays out the requirements for an enabling tax exemption by-law and notification process for the public. If Council approves the recommendation to provide a property tax exemption, staff will advertise notice of the proposed by-law as required by the Charter, and state that Council may adopt the by-law after 30 days unless more than 1/20<sup>th</sup> of electors petition Council. If 1/20<sup>th</sup> or fewer electors petition Council within the 30-day period, the Charter deems that the electors have approved the tax exemption, and Council can proceed to enact the by-law. If more than 1/20<sup>th</sup> of electors petition Council, then a further report will recommend to Council whether or not to seek the assent of electors and the process required to do so.

The Property Tax Exemption By-law will stipulate the terms under which the recommended property tax exemption will be provided. The By-law will provide a complete property tax exemption to the property for the period necessary to achieve the stipulated tax exemption of \$314,307 after which the property will be fully taxable. Should the entire amount not be achieved in a ten (10) year period, the exemption will expire and the property will become fully taxable. If the Occupancy Permit is issued before October 31, the exemption will be effective in the taxation year immediately following. If the Occupancy Permit is issued after October 31, the exemption will be effective in the second following taxation year. Staff will provide an annual report to Council on the status of this and other exemptions approved under the program.

**Inventory of Unsold Density:** This report recommends Council approve as part of the compensation package a density bonus of 58,105 sq.ft. This will bring the bank balance (created transferable density less absorbed density) to approximately 900,000 sq.ft. This is the sum of the balance reported at the May Public Hearing items, (plus 6 Water St. being presented concurrently) together with the amount recommended in this report. On the receiver side of the equation, there are receiver site applications anticipated to be completed by the end of 2006 that would absorb approximately 200,000 sq.ft. Not counting future HRAs, this would reduce the balance to 700,000 sq.ft. by year end, leaving a 2.75 year supply based on the average absorption rates over the past four years. This is a reasonable balance and absorption rate. Furthermore, the value of transferable density during the last year has remained relatively stable (\$50 and \$65/sq.ft.), which is also positive. With the following measures staff is taking, it is concluded that the net resulting density bank balance is supportable.

As noted in previous reports, staff will be reporting to Council, scheduled for July, with an analysis of past trends and forecasts for the future of the transfer of density market. If indications are that the City is creating too much density for the market to comfortably absorb, staff will include recommendations to help manage a healthy market. Prior to this overall program report back, staff will be reviewing upcoming HRA proposals to actively manage additional density entering the market.

**Restriction on Strata Title Conversion:** In terms of the financial compensation proposed, this project has been assessed on the basis that the building remains as rental accommodation, as proposed by the applicant. Therefore, as a condition for approval of the HRA, staff on behalf of the Director of Planning recommend that a covenant restricting stratification of the site for a minimum of ten years from the date of issuance of the Occupancy Permit, be registered on the title of this property. Any application to stratify this building after the ten-year period will be subject to all necessary City approvals which the City is not obliged to grant.

**Variations and Relaxations:** In reviewing the development application, the Director of Planning has indicated that he is prepared to support a relaxation to the number of parking spaces required for this project from one (1) to zero, pursuant to Section 3.2.1(e) of the Parking By-law, relating to retention of a heritage building in an HA District, where the provision of parking would result in an unnecessary hardship. In this case, The Abrams block has historically not contained parking and there is no possibility of providing on-site parking due to the size and configuration of the building.

**Single Room Accommodation:** On October 21, 2003, Council enacted the Single Room Accommodation (SRA) By-law to regulate the conversion and demolition of single room accommodation. An owner wanting to convert or demolish designated SRA rooms must apply for and obtain an SRA permit. The decision whether or not to approve the application rests with Council. In making a decision, Council must consider a number of factors, including the supply of low-cost accommodation, the number of tenants affected by the conversion, the quality of the SRA stock, and the future availability of low-cost singles accommodation. Council may also attach conditions to the approval of the permit. These may include the owner entering into a Housing Agreement, a Heritage Revitalization Agreement, and paying \$5,000 per room into a reserve fund earmarked for the creation of replacement housing.

In October 2002, the building at 210 Carrall Street was ordered closed by the Health Department because of unsanitary conditions. In late 2004, after making an offer to purchase the building, the applicant began discussions with staff regarding the SRA conversion/demolition permit application. Staff considered the application in the context of the proposed upgrades to preserve and revitalize this building, and agreed to recommend that Council approve the SRA Permit, on the condition that the owner enter into a Heritage Revitalization Agreement with the City, and make payment to the City's reserve fund for the creation of replacement housing, in the amount of \$135,000 (\$5,000 x 27 designated rooms to be demolished).

As outlined in the Vancouver Charter, Council is required to consider a number of factors in deciding whether or not to grant an SRA conversion or demolition permit. These factors were assessed with respect to this application and include:

- The accommodation that will be available to the tenants affected by the conversion or demolition;
- The condition of the building;
- The supply and future availability of low-cost accommodation in the Downtown Core; and
- The replacement of single room accommodation in the City.

*Accommodation for Affected Tenants:* There are currently no tenants in the building. The Health Department ordered the building closed in October 2002, due to unsanitary conditions. At the time of closure, the building had been operating without heat and hot water for close to a week, and had only one functioning washroom serving approximately 20 tenants. All of the tenants were relocated to other SRO hotels - most with the assistance of staff from the City's Tenant Relocation Program and the Province's Ministry of Human Resources; some had family assistance; while a few found accommodation on their own. The building has remained vacant since that time.

*Condition of the Building:* Like many SRAs built in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, the building at 210 Carrall Street requires upgrading. A structural assessment, commissioned by the owner in December 2004, indicated that the building "has significant amounts of compromised masonry", that the "floor joists and wood structures supporting masonry are

severely rotted in many areas", and that there is "ongoing rot due to water ingress". If approved, the applicant intends to complete a full building upgrade.

*Supply of Low-Cost Accommodation in the Downtown Core:* At the time of initial discussions between the applicant and staff in late 2004, it was noted that according to the Housing Centre's "2003 Survey of Low-Income Housing in the Downtown Core", the creation of replacement housing geared to low-income singles in the Downtown Eastside, Chinatown, Gastown and Strathcona had kept pace with the loss of SRA rooms. Also, the demand for the conversion and/or demolition of SRAs in late 2004/early 2005 was relatively low. As noted in the "Single Room Accommodation By-law: 18-month Report Back" dated February 15, 2005, up until that time, Council had approved seven SRA applications. Of these, four were projects that were already in the development process at or prior to the time of enactment of the SRA By-law. Of the remaining three applications, two were providing tourist accommodation at the time of enactment and would likely have been exempted if they had been commercially assessed. Therefore, only one application (the Passlin Hotel) effectively was assessed and approved under the SRA By-law. The approval of the Passlin's SRA demolition permit to demolish all 43 rooms was unique in that the By-law helped leverage the creation of 46 improved SRA replacement units.

*Future Availability of Low-Cost Accommodation:* Staff note that the market is changing in the Downtown Eastside. The Housing Centre is currently dealing with a number of active enquiries relating to SRA buildings that have just sold, or are for sale with options to purchase. Interest in developing sites in the DTES has intensified in the weeks leading up to and following the successful sales of Woodward's market condos.

The increased demand to purchase and develop DTES sites is contributing to escalating land values in the area, and many SRA hotel owners have put their properties up for sale as a result. Recently, two SRA hotels were closed by the City - one hotel has been sold soon after the closure, while the other has been put up for sale. Both hotels were in poor life and safety condition at the time of closures. It should be noted that vacant SRA rooms are still designated under the SRA By-law and that owners wanting to convert or redevelop these rooms must still obtain Council approval. Council may refuse, approve, or attach conditions to an SRA conversion/demolition permit.

*Replacement of Lost SRA Units:* Approval of the demolition/conversion permit will secure \$135,000 for the City's replacement housing fund. The proposed development of 5 market live/work rental units at 210 Carrall will not be geared towards low-income singles, however it will facilitate the retention and upgrading of a historic and vacant residential building in the Gastown Historic area.

*Conclusion on SRA Conversion:* Staff support this application which has been in process for some time. As the market conditions are changing in the area staff will continue to monitor the situation and report to Council on a case-by-case basis with regard to HRA/SRA applications.



## REVIEW AND NOTIFICATION

**Public Consultation:** Following standard notification procedures, 701 surrounding property owners and 59 community groups were notified and invited to comment on the proposal. Staff received seven responses: five writers support the project and two were opposed. One an adjacent neighbour was concerned regarding the impact of the proposed roof deck on her privacy and view. The other, writing on behalf of the Carnegie Community Action Project, expressed concern about the loss of the former SRA units on this site.

With respect to the former, staff have met with the applicant team to discuss design refinements which will decrease the impact on the neighbouring resident. The changes to original design were adopted to minimise the impact on the neighbour. With respect to the latter, staff note that the building has not provided SRA accommodation for some time.

**Comments from the Advisory Bodies:** This application was presented to Gastown Historic Area Planning Committee (GHAPC) on November 16, 2005, and to Vancouver Heritage Commission (VHC) on November 28, 2005, and received support from both. Additionally, both committees recognized and supported the animation of the lane behind the building with the opening up of the lane façade.

## FINANCIAL IMPLICATIONS

The 2003-2005 Capital Plan provides \$1.5 million for the façade grants program. Over the last two years, \$1,200,000 (which includes the latest approvals in May, as well as 6 Water St. being presented concurrently) in grants were approved for façade rehabilitation projects. Staff recommend approval of the total grant of \$50,000 with funding to be provided from the 2005 Capital Budget for Facade Grants.

## CONCLUSION

Rehabilitating the historic building at 210 Carrall Street is consistent with the City's Heritage Building Rehabilitation Program policies and procedures. The proposed façade grant, property tax exemption, transferable density bonus and residual density would compensate the owner for the cost involved in rehabilitating this municipally-designated, "B" listed Heritage Register building.

Staff recommend the approval of a Single Room Accommodation conversion/demolition permit for the 27 designated SRA rooms at 210 Carrall Street, with the conditions that the owner enter into a Heritage Revitalization Agreement with the City and pay the \$5,000 per room demolition fee for the 27 SRA rooms (\$135,000).

The recommended Heritage Revitalization Agreement and associated covenants will secure the City's interest of ensuring the buildings are promptly rehabilitated and maintained in perpetuity.

APPENDIX A  
SRA APPLICATION AND AFFIDAVIT



CITY OF VANCOUVER  
COMMUNITY SERVICES  
Housing Centre

**SINGLE ROOM ACCOMMODATION  
CONVERSION\* or DEMOLITION\*  
PERMIT APPLICATION**

SR No. 400012

Civic Address: 210 - 212 CARRALL STREET, VANCOUVER, B.C.

Legal Description: Lot 26 Subdivision \_\_\_\_\_ Block 7 District Lot 196 Plan 184

Building Name: SPINNING WHEEL INN

PID: 015 693 767

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

Your Name: Jon Stovell You are the:

Mailing Address: #305 - 111 WATER ST. 01  Property Owner

City: VANCOUVER, B.C. 02  Agent for Property Owner

Postal Code: V6B 1A7

Phone Number: 604 683 2404

Company Name: ROSSMORE ENTERPRISES LTD.

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>ROSSMORE ENTERPRISES LTD.</u>	
Address: <u>#305 - 111 WATER ST.</u>	City: <u>VANCOUVER B.C.</u>
Postal Code: <u>V6B 1A7</u>	Phone Number: <u>604 683 2404</u>
Property Owner's Name	
Address:	
City:	
Postal Code:	
Phone Number:	
Property Owner's Name	
Address:	
City:	
Postal Code:	
Phone Number:	

**This application is to: (Check applicable box)**

001  Convert\* occupancy of designated room(s)  
 002  Change term or nature of tenancy of designated room(s)  
 003  Change frequency of rent payments for designated room(s)  
 004  Convert\* vacant designated room(s)  
 005  Repair or alter designated room(s)  
 006  Demolish\* designated room(s)

\*see definitions of "conversion" and "demolition" on reverse side of form under "Explanatory Notes"

Total # of storeys in this building: 2

Total # of SRA rooms in this building: \_\_\_\_\_

Total # of non-SRA rooms in this building: 0

Describe nature of the proposed conversion or demolition:

SEE ATTACHED LETTER DATED  
NOVEMBER 7, 2005.

APPENDIX A  
SRA APPLICATION AND AFFIDAVIT

City of Vancouver Single Room Accommodation Conversion or Demolition Permit Application - continued

THIS SECTION MUST BE COMPLETED:	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	
<b>If Yes, you must provide the following information:</b>	
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	
<b>You must also include with this application the following required supporting documents:</b>	
1. 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	
2. 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	
3. One set of floor plans of the existing and proposed floor layout as described below*	
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 legible, 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;

<p><b>Office Use Only</b></p> <hr/> <hr/> <hr/>
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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.

Further, I acknowledge that any information and documents provided with this SRA conversion/demolition permit application will be attached to the report to Council and as such, be made available to the public.

SIGNED AT VANCOUVER, BC THIS 9 DAY OF NOV. 20 05  
  
Signature of Applicant

**Province of British Columbia**

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

**AFFIDAVIT**

I, JACK B. LESHGOLD, of 4576 COMPAULETT DR.,  
(Print Name) (Print Address)

Vancouver, British Columbia, make oath and say as follows:

1. I am a director of ROSSMORE ENTERPRISES LTD., the registered owner of real property in Vancouver, British Columbia bearing the legal description PARCEL IDENTIFIER: 015-693-767 LOT 26, EXCEPT THE SOUTH 0.5 FEET, BLOCK 7 DISTRICT LOT 196 PLAN 184 and civic address 210 Carrall Street, and as such have personal knowledge of the matters to which I depose in this affidavit.

2. I wish to convert or demolish the following rooms in the building on the property for the following purpose:

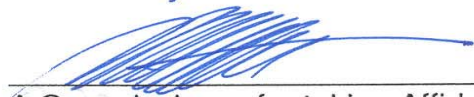
Room Nos:

ALL ROOMS. ROOMS HAVE BEEN REMOVED BY THE PREVIOUS OWNER SO THE NUMBERS ARE NOT KNOWN.

Purpose:

TO CONVERT TO LIVE WORK RENTAL UNITS OR RESIDENTIAL RENTAL UNITS.

Sworn before me at Vancouver,  
British Columbia this 7<sup>th</sup> day of  
February, 2006

  
A Commissioner for taking Affidavits  
for British Columbia )

**DONALD G. CRANE**  
BARRISTER & SOLICITOR  
300 - 111 WATER STREET,  
VANCOUVER, B.C. V6B 1A7  
687-5611

  
Owner's signature )

(Please provide Commissioner's stamp or seal here)