



CITY OF VANCOUVER
ADMINISTRATIVE REPORT

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TO: Standing Committee on City Services and Budgets
FROM: Director of Housing Centre
SUBJECT: 2007 Survey of Low-Income Housing in the Downtown Core

INFORMATION

The General Manager of Community Services submits this report for INFORMATION.

COUNCIL POLICY

Council policy is to maintain, upgrade, and increase the stock of low-income housing in the Downtown Core. Council has instructed the Housing Centre to monitor the low-income stock in the area on a regular basis.

PURPOSE

The purpose of this report is to inform Council of the results of the 2007 Survey of Low-Income Housing in the Downtown Core, detailed in the report attached as Appendix A (limited distribution - on file at the City Clerk's Office and available on the City's web site).

BACKGROUND

In October 1989, Council adopted the objective of "... maintaining, upgrading, and increasing the existing stock of core-need housing in the Downtown." In May 1991, when dealing with housing strategies for Downtown South, Council instructed the Housing Centre to monitor low-income housing in Downtown South on a periodic basis. Council also confirmed their policy of one-to-one replacement of single-room occupancy (SRO) units in Downtown South. In October 2001, Council confirmed the housing objective to "maintain and expand housing opportunities ... with priority being given to families with children, SRO residents, and the mentally ill, physically disabled, and others at risk of homelessness." In October 2003, Council enacted the Single Room Accommodation (SRA) By-law to control the conversion and demolition of SRO housing. In June 2005, Council approved the Homeless Action Plan, including the recommendation "to continue to monitor rent increases in SROs every two years and report back to Council." In October 2005, Council approved the Downtown Eastside Housing Plan that included the objective of one-for-one replacement for the SRO stock in the Downtown Eastside.

The attached report is the eighth Housing Centre report monitoring change in the stock of low-income housing in the Downtown Core; an area extending from Burrard Street to Clark Drive, and from the waterfront south to Terminal Avenue and False Creek. Since 1992, the Housing Centre completed a biennial survey of the SRO stock and reported on change in the stock. This report presents the results of the May 2007 survey of SRO housing, and brings together information from other sources on Special Needs Residential Facilities (SNRFs) and non-market housing.

SRO housing is the cheapest form of rental housing provided by the market for people who have few other choices. Typically, a SRO unit consists of one room about 10 x 10 feet, with shared bathrooms and minimal, if any, cooking facilities. Even though rents are relatively low, most SRO occupants pay substantially more than half their income for housing. Although SRO units are small and rarely achieve more than basic physical quality standards, the City's policy is to retain SRO stock until more adequate housing is available.

While most SRO units are low-income housing by default, non-market units are low-income housing by design. Non-market housing is usually subsidized by senior governments to accommodate core-need households, at rents fixed at either 30 percent of income or the shelter component of BC Employment and Assistance.

SNRFs provide housing combined with services to those with special needs - the frail elderly, those with physical, psychological, or substance abuse problems, and those needing emergency shelter. These groups often have low incomes as well.

DISCUSSION

2007 Low-Income Stock

As of June 1, 2007, there were 14,086 low-income units in the Downtown Core. Forty-two (42) percent of the units are SROs, 47 percent are non-market, and SNRFs account for the remaining 10 percent.

Recent Change in the Number of Low-Income Units

Between June 2005 and June 2007, the changes in the overall stock of low-income housing in the Downtown Core were as follows:

- The SRO stock declined by 183 units (3 percent) with 275 units lost and 92 gained;
- Almost all of the SRO gains came from the re-opening of closed SROs;
- Almost thirty percent of the SRO losses (81 units) were associated with voluntary closures. Closures by the City for failing to maintain buildings to standard were the second largest source of loss (57 units);
- Two new non-market projects were completed, increasing the non-market stock by 131 units (2 percent);
- The SNRF stock increased by 12 units, with one project changing location (and increasing its capacity) and another project reducing its capacity;
- SNRF and non-market gains were not enough to offset SRO losses, and the total stock declined by 40 units (-0.3 percent), compared to an increase of 371 units over the previous survey period (2003-2005); and
- The Downtown South was the only sub-area to experience a net increase in stock.

Not all non-market projects can be considered to be SRO replacement units. If non-market units targeted for families and SNRF units are excluded, the total singles stock in the Downtown Core decreased by -52 units between June 2005 and June 2007. Looking over a longer period, non-market additions since January 1991 have been sufficient to offset the 24 percent reduction in the SRO stock and to increase the total singles stock by 95 units (1 percent).

Change in the Low-Income Stock, Downtown Core, 1991-2007

Period	SROs	SNRFs	Non-Market Total	Total Low-Income Stock	Non-Market Singles	Total Singles Stock (SROs & Non-Market Singles)
2005* - 2007*	-183	+12	+131	-40	+131	-52
1991 - 2005*	-1,707	+403	+2,446	+1,142	+1,854	+147
1991-2007*	-1,890	+415	+2,577	+1,102	+1,985	+95

* June 2005 & June 2007

SRO replacement housing involves not only the total number of units, but also their quality and cost. One way of monitoring this is to look at the change in the stock that is financially accessible to singles on social assistance - by adding together the singles non-market stock to the number of SRO units renting at, or below, the maximum shelter rate. Between the 1992 and 2005 surveys, this "lowest income" stock declined by almost one-third - non-market completions were outpaced by SRO stock losses and rent increases. This downward trend was reversed between 2005 and 2007, largely as the result of this year's increase in maximum shelter component of BC Employment and Assistance (for singles, this increased from \$325 to \$375 a month). In June 2007, the "lowest income" stock was back to just under 9,000 units, compared to an estimated 9,100 units in 1992.

SRO Vacancy Rates and Rents

The overall SRO vacancy rate in May 2007 was 2 percent - a major change from the 10 percent vacancy rates in 2005 and 2003. Vacancy rates ranged from 3 percent in the Downtown Eastside, Chinatown Gastown, Strathcona (D.E.C.G.S.) area, excluding Victory Square), to 0 percent in the rest of the Downtown Core. Two of the factors behind this decline were the Outreach Pilot Project that has helped several hundred street homeless move into SROs, and increasing rents and low vacancy rates in the conventional rental stock.

A second major change found in the 2007 survey was that SRO rents had increased significantly, facilitated by the increase in social assistance shelter rates. The average monthly rent for SRO units in the Downtown Core was \$389, ranging from \$382 in the Downtown Eastside (excluding Victory Square) to \$453 in the rest of the Core. Between June 2005 and June 2007, average SRO rents increased by 7.8 percent, compared to 3.1 percent in the previous survey period. By June 2007, 60 percent of units were renting at or below the new shelter rate of \$375, compared to 19 percent of SRO units rented at or below \$325 a month (the previous shelter rate) in 2005.

Future Non-Market Completions and SRO Replacement

The question of whether the non-market gains will continue to offset future SRO losses depends on both the production of non-market housing and the rate of SRO loss.

a) Non-Market Stock

In response to SRO losses in the 1990s, the Province and the City stepped up the production of non-market housing in the Downtown Core. The "bulge" created by these projects was largely completed by the end of 2003, and relatively few non-market units have been completed since then.

Earlier this year, however, the Province acquired nine SRO buildings and one market-rental apartment building in the Downtown Core. These are currently being run as market SROs, but decisions on sponsors and renovations are expected later this year. These buildings could add as many as 595 units to the non-market stock this year (although there will be no net gain in the total low-income stock). There are also eleven other non-market projects under construction or in the approval pipeline, with 752 units. Eight of these are new buildings, and three are conversions of existing buildings. Seven projects have free land leases from the City, and one of the new buildings is receiving funding only from the City - the Passlin Hotel project. Altogether, these projects will increase the singles non-market stock in the Downtown Core by 1,268 units (23 percent) by the end of 2010. The net addition to the non-market stock will be less if any of the current non-market projects are removed from stock.

b) SROs and Total Stock

The rate of change in the SRO stock has been volatile over the last 16 years, with two peak loss years in 1996 and 1997 accounting for a third of the loss over the period. It is not possible to forecast future losses as these will depend on changes in the real estate market, owners' decisions, City by-law enforcement, and Council decisions on SRA permits. If SRO units continue to be lost at the average rates since 1991 (85 units a year) and allowing for the conversion of the Province's buildings, scheduled singles non-market projects would be more than sufficient to offset SRO losses. The stock of SRO and non-market singles housing in December 2010 would be around 700 units, or 6 percent higher than in 1991.

c) Variation by Area

There would be some shifts between areas though, as over two-thirds of the singles non-market completions will be in the Downtown Eastside area. Assuming that SRO loss rates continue, the Downtown Eastside's low-income stock would increase by 11 percent over January 1991 levels. In Downtown South, the stock would be 2 percent lower than in 1991, and the stock in rest of the Downtown Core would be 29 percent lower.

CONCLUSION

The total SRO and singles non-market stock declined slightly between June 2005 and 2007, the first decline since the 1996-1998 survey period. On the positive side is a large shift in the proportion of the stock affordable to those on social assistance, despite increased rents, and a significant increase in non-market units in the pipeline. These are largely the result of two actions by the Province, the need for which had been identified in previous surveys, the City's Homeless Action Plan, and the Downtown Eastside Housing Plan. The Province increased the shelter component of social assistance for the first time since 1991, and it increased funding for non-market housing, acquiring ten existing buildings and committing funds for the development of two of the sites that the City had set aside for non-market housing. The new shelter rate is still below the 1991 rate in real dollars, and most of the "new" non-market units are converted SROs, but the Province's actions are a good start.

Increasing SRO rent levels and the dramatic decline in the SRO vacancy rates are a concern, as they are indicators of increased demand pressure on a limited stock of low-income housing. And if the real estate market were to continue as it has, redevelopment and conversion pressures on the SRO stock will increase.

FINANCIAL IMPLICATIONS

There are no financial implications.

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2007 SURVEY OF
LOW-INCOME HOUSING IN THE
DOWNTOWN CORE



HOUSING CENTRE
COMMUNITY SERVICES GROUP
JULY 2007

Table of Contents

HIGHLIGHTS	1
1. Introduction.....	3
2. Scope and Methodology	5
2.1 Definitions and Coverage	5
2.2 SROs and SRAs.....	6
2.3 Data Sources.....	7
2.4 Physical Stock Changes	7
2.5 Changes in Rents & Clientele	8
3. Overall Stock and Change	9
3.1 Total Stock.....	9
3.2 Change Since 1991	9
3.3 Unit Change and SRO Replacement	10
3.4 SRO Replacement and Rents	12
4. SROs.....	13
4.1 Stock	13
4.2 Change Since 1991	14
4.3 Length of Rentals.....	15
4.4 Vacancy Rates	16
4.5 Rental Rates.....	16
4.6 Future Change	18
5. Non-Market Housing	19
5.1 Stock	19
5.2 Change Since 1991	20
5.3 Non-Market Housing in Process.....	20
5.4 City Funding	22
6. SNRFs	23
6.1 Stock	23
6.2 Change.....	23
Appendix A: Rooming Houses and Residential Hotels, Operating in June 2007	26
Appendix B: Non-Market Housing, June 2007.....	31
Appendix C: Special Needs Residential Facilities, June 2007 *	34
Appendix D: Alphabetical Listing of Rooming Houses & Residential Hotels	35
Appendix E: SRO Changes 1970-1990	48
Appendix F: Data Tables.....	51
BIBLIOGRAPHY	57

HIGHLIGHTS

- **The Downtown Core has 14,086 low-income units:**

In June 2007, the Downtown Core contained an estimated 6,628 non-market units, 5,985 single room occupancy (SRO) units, and 1,473 special needs residential facility (SNRF) units.

- **The total low-income stock decreased by 0.3% since June 2005:**

Between June 2005 and June 2007, the total stock of low-income housing in the Downtown Core decreased slightly, by 40 units. The SRO stock decreased by 183 units (3%), SNRF units increased by 12 units (0.8%), and the net increase in non-market housing was 131 units (2%), with the completion of two new projects. Two of the three sub-areas experienced a net decrease in their low-income stock over the period.

- **SRO replacement stock offsets SRO losses since 1991:**

Not all non-market units can be considered to be replacement SRO housing. Excluding family non-market housing and SNRF units, there were 52 fewer low-income units in June 2007 than in June 2005 and 95 units (0.8%) more than the stock in January 1991.

- **Total non-market housing will probably increase by 20% by December 2010:**

There are twenty one projects under construction or planned for the Downtown Core as of June 2007 that would increase the non-market stock by 1,347 units over the next three and a half years. The net increase in singles non-market housing would be 1,268 units (23%), assuming that no non-market projects close over the period. Fifty-four percent of those units will be from conversions of twelve existing SROs and one apartment building.

- **Future SRO replacement units will probably maintain the low-income stock:**

The question of whether these non-market additions will be enough to maintain the stock at or above 1991 levels depends on the future rate of SRO loss. Assuming that the rate of SRO losses continued at the average rate since 1991 (85 units a year) and allowing for closures and re-openings in 2007, scheduled singles non-market completions would more than offset SRO losses. By December 2010, the total stock of SRO and singles non-market housing would be 660 units higher than in 1991. The distribution of the stock would change. The Downtown Eastside Chinatown Gastown Strathcona (DE.C.G.S.) area would see more singles completions than SRO losses, so there would be an 11% increase in the low-income stock. The Downtown South would have 50 fewer units in December 2010 than in 1991 and the rest of the Downtown Core would have 290 fewer units.

- **City owns or has leased land for half the stock of non-market units:**

The City owns and operates 8% of the non-market units in the Downtown Core. Another 45% have been developed on land acquired by the City and leased to non-market sponsors. Seven of the twenty one projects currently in process are on land provided by the City at no charge.

- **Almost two-thirds of the SRO rooms rent for \$375 a month or less:**

Earlier this year, the maximum BC Employment and Assistance shelter allowance was increased from \$325 to \$375 a month. The survey found that 60% of units were renting for \$375 or less, compared to 19% renting at or below the old shelter rate in 2005.

- **Rents are increasing:**

Average SRO rents over the last two years rose by almost 8%, compared to 3% between 2003 and 2005. The average monthly rent for a SRO unit in June 2007 was \$389, compared to \$361 in 2005. Average monthly rents vary from \$382 in the DE.C.G.S (excluding Victory Square) to \$453 in the rest of the Core.

- **Vacancy rate unusually low:**

The overall SRO vacancy rate in June 2007 was 2% - significantly lower than the 10% vacancy rate in 2005. Previous surveys from 1992 to 2005 found overall Core vacancy rates in the 10% to 14% range.

- **SNRFs:**

The Downtown Core has 19 special needs residential facilities, with just under 1,500 beds. The stock has remained relatively stable since June 2005. Most new SNRF projects have been replacements for older facilities, but the stock has increased by 415 year-round beds since 1991.

1. Introduction

Single-room occupancy (SRO) buildings are rooming houses and residential hotels containing small single rooms, usually about ten by ten feet in size. Residents share common bathrooms and sometimes cooking facilities. These SRO units represent the most basic and the lowest cost housing provided by the private market - very little other market housing is available in the same price range.

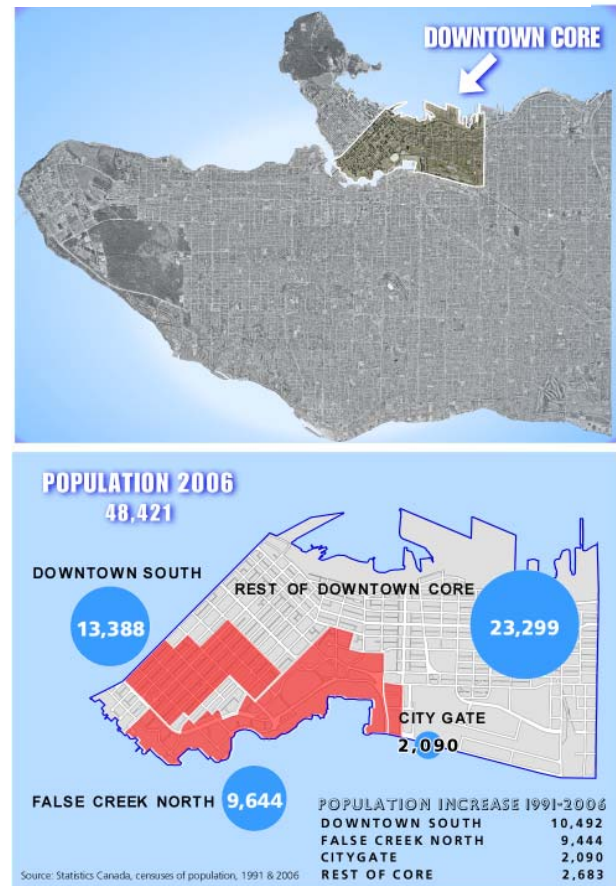
Because the stock generates relatively small income streams, it is also vulnerable to disinvestment and to redevelopment and conversion to higher paying uses. Stock losses are problematic - most of those living in SROs have low to very low incomes and cannot afford better accommodation. Unless they can get into non-market housing, many SRO residents face a choice between living in SROs or on the street. For other SRO residents, renting in the conventional rental market would mean spending most of their income on shelter and transportation.

Historically, the Downtown Core (Figure 1) has had the largest concentration of SRO units in the city. Before the 1970s, SRO housing was also widely distributed through other inner-city neighbourhoods such as the West End and Kitsilano. Redevelopment has removed much of the stock in those areas. The Downtown Core has itself experienced major redevelopment over the last 15 years, with its population increasing by 140% since 1991. Over three-quarters of that increase is related to redevelopment of the Downtown South, False Creek North, and City Gate areas. Although redevelopment and conversion have reduced the area's SRO stock, the Core remains the last concentration of low-rent market housing for low-income single people.

The Downtown Core's low-income housing has been of public concern for over 50 years. In the 1940s and 1950s, the focus was on the poor quality of the housing and the effects of substandard housing on the health of its inhabitants and the economic health of adjacent areas, particularly the central business district.¹ These concerns gave rise to the large-scale urban renewal projects of the 1950s and 1960s.

By the early 1970s, conditions had changed - the first urban renewal schemes had been implemented, Federal funding for "urban clearance" projects had disappeared, and the Downtown office boom had begun. Concern shifted to

Figure 1: THE DOWNTOWN CORE AREA



retaining and upgrading the remaining SRO stock² and to replacing it with more livable non-market housing units. This remains the focus of concern today.

The City and other agencies have monitored the SRO stock since the early 1970s. Differences in the areas surveyed, the types of buildings included, and the definitions of uses and rooms made those surveys difficult to compare. To provide a consistent and accurate picture of change, in 1991 the City began a series of comprehensive surveys of SRO stock levels, rents, and vacancy rates.

These surveys have been repeated every two years, and this is the eighth report on the low-income housing stock. The report uses past surveys and other data to examine the low-income stock at the beginning of June 2007 and the changes in the stock since 1991. Change over the 1970-1990 period is covered in appendices.

¹ See Marsh (1950), Wade (1993), and Vancouver, City, Planning Dept (1981)

² The tension between the goals of *adequate* and *affordable* housing is noted in Appendix E. If revenue streams are static and costs are rising, attempts to increase safety and quality can lead to less affordable housing, through rent increases or closures.

Three types of housing are covered in this report:

- **Privately owned single-room occupancy (SRO) buildings** containing small single rooms, with tenants usually sharing bathroom facilities and occasionally cooking facilities;
- **Non-market or social housing** is usually funded through senior government programs and targeted for lower income groups. Residents of many of these units are income-tested, paying 30% of their income on rent. In the Downtown Core, much of the non-market housing has been built to replace SRO units and some consists of SRO buildings that have been converted to non-market housing; and
- **Special needs residential facilities (SNRFs)** are usually funded by senior governments and are 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 survey does *not* cover market dwelling units – units that are self-contained and for sale or rent at market rates.

The terms SRO and SRA are not synonymous. As explained in section 2.2, the term Single Room Accommodation (SRA) is based on a City By-law and includes market SROs, non-market buildings that have SRO units, and self-contained units that are less than 320 sq.ft. in size.

The survey covers the physical stock of housing and *not* who lives in SROs. Over the last 15 years, there have been four studies of SRO residents.³ This year, the City, BC Housing and the Vancouver Agreement will be funding a demographic survey of the residents of SROs and non-market housing in the Downtown Eastside. The results will be available late this year.

The second section of this report provides more detailed descriptions of the housing covered by the survey, and reviews data sources, definitions, and methodology. Section 3 provides an overview of the low-income stock and change. Subsequent sections provide more detailed information on SROs, non-market housing, and SNRFs.

Listings of the individual buildings that compose the stock are provided in Appendices A, B, and C. Appendix D provides a listing by name of SRO buildings, including all those that have been removed from stock over the last thirty-five years. Appendix E provides an overview of SRO changes in the 1970-1990 period, and Appendix F provides data tables of stock and change by sub-area.

In this report, the Downtown Core has been divided into three sub-areas as shown in the map below. The DE.C.G.S. area (Downtown Eastside/Chinatown/Gastown/Strathcona) is the area used for community monitoring and policy planning purposes.⁴ The section on SRO vacancy rates and rents also splits out data for Victory Square (one of the seven DE.C.G.S. sub-areas), as this area has its own policy plan.⁵

Figure 2: DOWNTOWN CORE SUB-AREAS



³ *The Downtown Core Housing Project: A Community Self-Portrait*, Oct 2000, Main & Hastings Society & TRAC; & L. Butt *SRO Hotel Residents of Downtown Vancouver*, 1991; *Hotel Residents of Downtown South*, 1991; and *Residents of Victory Square*, 1993.

⁴ See *2005/06 Downtown Eastside Community Monitoring Report*, 10th edition, City Planning Dept.

⁵ See *Victory Square Policy Plan*, Central Area Planning, 2005

2. 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 rented single-room occupancy units. The SRO stock is usually divided into *residential hotels*, which have a license for a pub or lounge, and *rooming houses*, which are not licensed and have considerably fewer units on average.

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. 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 housekeeping units. Some SRO buildings have self-contained units and/or units with two rooms, as well as single-room units.



ROOM IN BAY HOTEL (DEMOLISHED)

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 converted into self-contained units without major increases in room size, the units remain part of the stock. The Lotus Hotel renovations, for example, added 3-piece bathrooms in all units, but the Lotus remains in the inventory.

With few exceptions, SRO residents have low to very low incomes and cannot afford anything better. The minimum market rent tends to be set by the shelter component of BC Employment and Assistance, which is now \$375 per month. Even at this level, SRO tenants typically pay 60% or more of their income for their rooms.

The distinction between tourist and SRO residential hotels is not clear-cut. Most tourist hotels can be distinguished by the physical quality of their rooms, their higher cost, and renting only on a daily basis. However, the lowest quality “budget” tourist hotels can be hard to distinguish from the highest quality residential hotels. Seasonal changes are also problematic - 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 exclusively are excluded from the survey, “mixed” hotels are included and all their rooms are counted in the inventory. If the building has been converted to entirely tourist use since 1991 and is now going back to some monthly rentals, only the monthly rentals are included in the survey.

In recent years, there has also been an increase in hostel or “backpacker” accommodation aimed at the lowest end of the tourist market – younger tourists willing to share rooms. Hostels usually have two or more beds per room, sometimes as 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 permanent residence are renting beds in shared rooms on a monthly basis - and paying the welfare shelter rate for each bed.



NEW BACKPACKERS HOSTEL - ENTRANCE - SIDE WALL AFTER DEMO OF BLDG. NEXT DOOR

SRO housing is low-income housing by default; **non-market housing** is usually purpose-built for lower and moderate-income groups and 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. These agreements specify 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 varies depending on the program under which the projects were funded.



BRUCE ERIKSEN PLACE - NON-MARKET HOUSING

Other non-profit projects have been developed or acquired without funding from Federal/Provincial housing programs. Those projects that are owned by the City (such as the Old Continental) or that have land leases from the City requiring some or all of the units to be rented at lower-than-market rents are treated as non-market units. Projects owned by non-profit societies, such as Central City Mission's Abbott Mansions and Cosmopolitan Hotel, are treated as SROs rather than non-market housing, as their ongoing role as non-profit housing is not guaranteed by legal agreements.

Most of the city's non-market housing consists of self-contained units, but some SRO buildings in the Downtown Core are operated as non-market housing. For example, the Granville Residence and the Gresham were market SROs before being bought by the City and renovated to re-open as non-market housing. Conversions of SRO buildings to non-market housing may involve relatively little renovation or substantial renovations that create larger, self-contained units.



ROOM IN GRANVILLE RESIDENCE

Special need residential facilities (SNRFs) are funded by senior governments and provide self-contained units or, more commonly, shared accommodation. 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 defines 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 of the SNRFs provide shelter for SRO residents, and the line between SNRF units and other types of housing is blurred. For example, the Union Gospel Mission and Triage on Powell have both non-market housing and SNRF beds.

In January 2004, the Zoning & Development By-law was changed to move seniors congregate housing (in which services such as 24-hour emergency response, meals, housekeeping, and assistance with bathing/mobility are provided) from being a SNRF use to being a residential use (seniors' supportive or assisted housing). As the approved use of buildings built before 2004 remains unchanged, they remain as SNRFs in this report.

2.2 SROs and SRAs

In October 2003, Council enacted the Single Room Accommodation (SRA) By-law to regulate the conversion and demolition of single room accommodation in the Downtown Core. Under the By-law, the conversion or demolition of a building with designated SRA rooms must be approved by Council. In deciding whether or not to approve a SRA permit, Council must consider the accommodation available to the tenants affected, the general supply of low-cost accommodation in the Downtown Core, the condition of the building, and the need to replace or improve SRAs. Council may attach conditions to a permit, including a fee of \$15,000 per room⁶ to be used for replacement housing.

The buildings initially designated as SRAs by the By-law included all the rooming houses and residential hotels in the Downtown Core, together with all non-market housing with rooms or studio units less than 320 sq. ft. The By-law included buildings and rooms that had been closed due to fire or other reasons, as these rooms could re-open as SRAs. Properties thought to have been converted to other uses before By-law enactment were also included (the owners of such buildings could apply to Council to exempt these rooms - most have now been exempted and removed from the SRA list). So the term "SRA unit" is more encompassing and inclusive than "SRO unit", as the former includes non-market units and small self-contained units.

⁶ Increased from \$5,000 in June 2007

2.3 Data Sources

The non-market housing data used in this report comes from a Housing Centre inventory covering all non-market housing projects in the city. Information on SNRFs as defined by the Zoning and Development By-law comes from a Social Planning inventory.

Information on the SRO stock has been assembled from a variety of sources. Interviews with building managers during May 2007 provided information on occupied and vacant units, rental terms, and rental rates. In the 2007 survey, we were unable to obtain information from the managers of six buildings with 113 units (2% of all units). For buildings where contact could not be made, unit information was derived from previous surveys and City records, and the buildings are excluded from vacancy rate and rent figures.

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

2.4 Physical Stock Changes

Changes in the SRO stock can occur through:

- Redevelopment - many rooming houses generate low returns, are on land zoned for more intensive use, and are vulnerable to redevelopment as the real-estate market changes ;
- Closure – The City’s Fire, Building, Standards of Maintenance, and Health By-laws require the physical condition of SRO units to meet specified levels. If buildings do not comply, the City can order their closure. Units can be temporarily removed from the stock while the owner renovates the building, or upgrading costs may lead the operator to close some or all the SRO operation on a long-term basis. Units may also be closed voluntarily by owners for various reasons, without any regulatory pressure from the City;
- Fire - this has been one of the major causes of SRO loss, affecting both operating buildings and those that have been closed; and
- Renovations/conversions - units can be temporarily removed because of renovation or permanently removed if there is a change of use.



HAMILTON HOTEL 519 HAMILTON DEMOLISHED IN 1990

The objective of the survey is to capture all sources of physical change, including those associated with renovations, conversions to other uses, closures, and demolitions. For example, where an SRO is acquired and operated as a non-market housing project, this is treated as both a SRO loss and a non-market gain. If the building subsequently closes and re-opens as an SRO (as happened with the New World Hotel), it is treated as a non-market loss and a SRO gain.

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.

The stock figures at any point in time are based on the number of units being rented or available for residential rental. Units that are being used for other purposes or that have been withdrawn from the rental stock are classified as “closed” (as long as they could physically be re-opened for residential rental) and are excluded from the stock figures. If the conversion to other uses precludes them from re-opening, the buildings are no longer classified as SROs. The Hotel Strathcona, for example, was closed in 1974 but remained on the inventory as a “closed SRO” until 2007, when work began on conversion to condominiums.



HOTEL STRATHCONA 53 W HASTINGS - CLOSED IN 1974 & CONVERTED TO CONDOS IN 2007

2.5 Changes in Rents & Clientele

Other changes in the stock can occur without any change in the number of rooms available for rent. Two of the most important of this kind of change are changes in rents and changes in clientele/tenant selection.

SRO rents have been increasing, partly as a reflection of increased costs and partly as a result of demand from students and single low-wage service workers. Increasing rents and low vacancy rates in the conventional market-rental stock, and the increasing number of public and private educational facilities downtown, have increased the attractiveness of SROs for those groups, as a way of reducing transportation and shelter expenses.

SROs that have been physically upgraded and that have restrictive tenant selection are more attractive to foreign and Canadian students and the working poor. The issue of SROs that will only rent to certain groups became significant in terms of numbers in the 2003-2005 survey period. Chinese benevolent societies have always restricted rentals to elderly Cantonese-speaking tenants, but over the last few years some SROs have begun marketing themselves as student-only housing.⁷ Other SROs may not rent to those with problems related to addiction.



SROs OPERATING AS STUDENT HOUSING - 261 E HASTINGS & 500 DUNSMUIR

The Downtown Low-Income Survey covers price changes, and to a lesser extent changes in tenant selection, as characteristics of the low-income stock - it does not use them to define the stock. This has been criticized by one group as an error that renders the survey results inaccurate.⁸ This would be correct if the survey's focus was **only** on the

⁷ In two cases (The Belmont and The Creekside), the buildings had been shut for almost 30 years before being re-opened as student housing.

⁸ Pivot Legal Aid Society, 2006a & 2006b

stock that those with the lowest incomes (social assistance) could afford. While homelessness and increasing rents are major concerns, they are not the only concerns. Even with the rent increases over the last ten years, the SRO stock remains the lowest-cost market-rental stock in the city. It continues to serve those with low-incomes, including the working poor, who cannot afford to rent in the conventional market-rental sector.

In a market economy, each income group gets the housing that higher income groups do not want. Students, low-wage service workers, and seniors all have low incomes, but their incomes are sufficient to outbid non-senior singles who are on social assistance. This is not surprising as until this year, social assistance rates had been frozen for 15 years. Even with the increase announced this year, in constant dollars the new rate is still 15% lower than 1991 shelter component of social assistance.

Using rents to define the low-income stock would ignore the needs of other low-income groups, and it could misdirect policy discussion by focusing on "stock" change - even though the factors that have been affecting affordability are largely related to income and macro-economic changes.⁹ The City has some powers to regulate the physical aspects of the low-income stock, but it does not have the power to regulate rents, to determine which residents can occupy buildings, or to significantly affect real estate cycles. Municipalities cannot hope to influence housing supply (through either regulation or public investment) on a scale sufficient to make up for frozen income assistance rates, nor can they take on the Province's responsibility to provide adequate income assistance and affordable housing.

⁹ Changes in the real estate and labour markets over the last five years have severely reduced the affordability of all the ownership and rental stock in the Lower Mainland and BC. It is also worth noting that accurate rent data is the hardest element to collect in the survey. In the past, the survey has focused on average rents and the number of rooms renting for \$325 or less. While there is a time series going back to 1991 for those two elements, the time series on individual room rents goes back only a few years.

3. Overall Stock and Change

3.1 Total Stock

As of June 2007, the Downtown Core contained an estimated 14,086 SRO, non-market, and SNRF units. About 42% of the units are SROs, 47% are non-market units, and the remaining 10% are SNRF units. The rest of the area's housing stock (about 17,700 units, based on the 2006 Census) consists of either self-contained market-rental or owner-occupied dwelling units.

Figure 4: LOW-INCOME HOUSING BY SUB-AREA, JUNE 2007

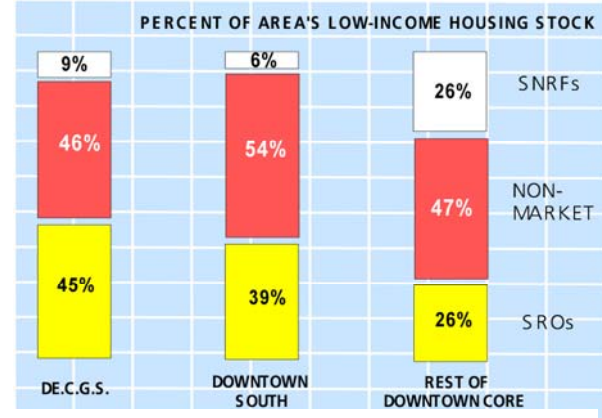


Table 1: DOWNTOWN CORE LOW-INCOME STOCK, JUNE 2007

Sub-Area	BUILDINGS				UNITS			
	Total*	SROs	Non-Market	SNRFs	Total	SROs	Non-Market	SNRFs
DE.C.G.S.	205	120	72	15	11,131	4,992	5,115	1,024
Downtown South	25	12	11	2	1,638	645	891	102
Rest of Downtown Core	13	4	8	2	1,317	348	622	347
TOTAL	243	136	91	19	14,086	5,985	6,628	1,473

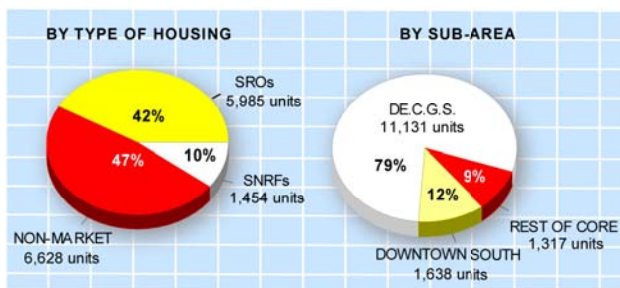


*The total number of buildings for each area may be less than the sum of SRO, non-market, and SNRF buildings, as buildings may have both non-market and SNRF units or SRO and SNRF units

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.

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.

Figure 3: DOWNTOWN CORE LOW-INCOME STOCK, JUNE 2007



3.2 Change Since 1991

Between June 2005 and June 2007, the stock of low-income housing in the Downtown Core fell by 40 units, or -0.3%, compared to a gain of 371 units (2.7%) over the previous two-year period. The low-income stock in the DE.C.G.S. and the rest of the Downtown Core fell by 0.4% and 5.4% respectively. The Downtown South low-income stock increased by 4.8%.

Table 2: LOW-INCOME STOCK, JUNE 2005 – JUNE 2007

Sub-Area	CHANGE IN UNITS			TOTAL
	SROs	Non-Market	SNRFs	
DE.C.G.S.	-113	48	25	-40
Downtown South	-8	83	0	75
Rest of Downtown Core	-62	0	-13	-75
TOTAL	-183	131	12	-40

The net loss in the SRO stock over the period was 183 units compared to 246 in the previous survey period. Twenty-nine percent of the SRO losses were the result of voluntary closures by the owners, and another 20% were closures required by the City for by-law violations. The next largest source of losses (42 units) was partial conversions to hostel use. Almost of the SRO gains came from the re-opening of four closed SROs.

Two non-market projects were completed with a total of 135 units, slightly lower than the 166 units completed in the previous survey period. One project was the City-owned Granville Residence in Downtown South; the other project (the Smith-Yuen Apartments) is in the DE.C.G.S. sub-area. Both were completed in 2005. The only other change was a loss of four units in the Grace Mansion project. The SNRF stock had a net increase of 12 units, compared to an increase of 272 units in the previous survey period.



GRACE MANSION

Between January 1991 and June 2007, the total low-income stock in the Downtown Core increased by 1,102 units or 8.5%, with only the Downtown South experiencing a decrease (-5.6%).

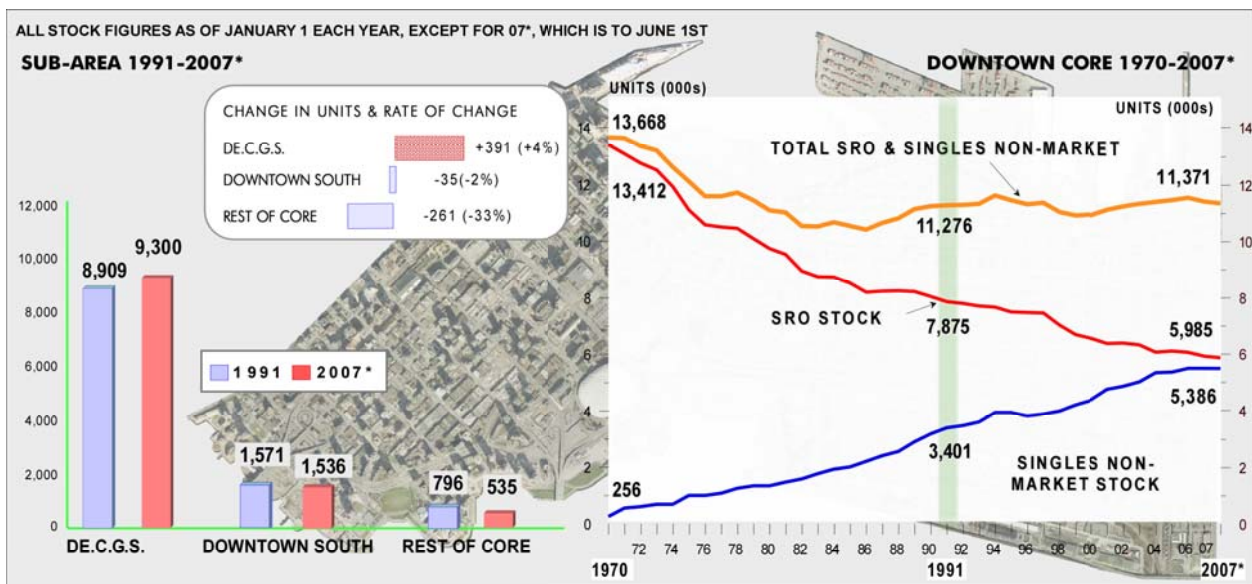
3.3 Unit Change and SRO Replacement

Not all of the non-market housing in the Downtown Core can be considered replacement SRO housing. Almost all SRO residents are single, so excluding family units produces a more appropriate measure of SRO replacement housing. SNRF units have also been excluded as resident selection is based mainly on factors other than income and some of the units are beds rather than rooms.

Adjusted to exclude SNRFs and family non-market housing, the loss in low-income housing between June 2005 and June 2007 increases from -40 to -52 units. The net change in units over the longer period from January 1991 to June 2007 shifts from a gain of 1,102 units to a gain of 95 units. The stock increased only in the DE.C.G.S., falling slightly in the Downtown South and by almost one-third in the rest of the Downtown Core (left-hand side of Figure 5).

Looking at change since 1970 (the right-hand side of Figure 5), the total net loss in the stock has averaged about 60 units a year – the combined SRO and singles non-market stock declined by 2,300 units (17%) between January 1970 and June 2007.

Figure 5: SRO & SINGLES NON-MARKET HOUSING, DOWNTOWN CORE, JANUARY 1970 - JUNE 2007



About 950 of the SRO units lost since 1970 were lost because they were converted to non-market housing. The rooms in converted SRO buildings may not differ in size from those in the market sector, but management and maintenance should be at least as good as the best SRO buildings, their rents are subsidized, and they are less likely to be subject to redevelopment.

If current non-market projects proceed as assumed,¹⁰ the singles' non-market stock in the Downtown Core will increase by an estimated 1,268 units (23%) between June 2007 and December 2010 (Figure 6). Six hundred and eighty-four units will be completed this year – 87% of these are in the buildings acquired by the Province in April 2007. One hundred and thirty-five units are scheduled to be completed in 2008, 249 units in 2009, and 200 in 2010. In total, over half the units will be in converted SRO buildings.

In addition to these scheduled non-market completions, there is also the possibility of non-market losses over the next three years, on either a temporary or permanent basis. As of mid June, there were no closures scheduled and none are incorporated into the figures.

For the Downtown Core as a whole, the singles non-market units in the pipeline (column A in Table 3) will add to the small net gain in stock between 1991 and 2007 (column B), increasing the stock by a total of 1,360 units by December 2010 (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.

For 2007, SRO losses have been estimated using actual change to June 1, past change, anticipated re-openings, and

conversion of the Province's recently acquired SROs (see section 4.6). For subsequent years, the average rates of change since 1990 have been used. This yields a potential loss of another 660 units by the end of 2010 (column D).

Figure 6: SRO REPLACEMENT, JANUARY 1991 – DECEMBER 2010

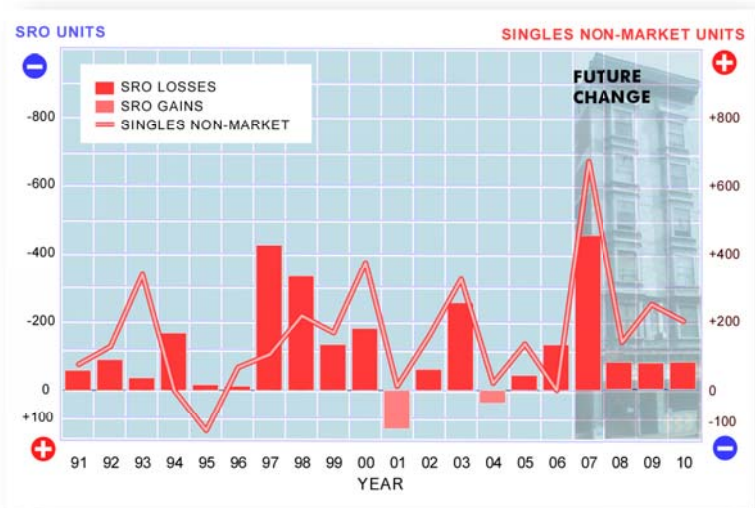


Table 3: SRO REPLACEMENT, JANUARY 1991 – DECEMBER 2010

	SINGLES NON-MARKET ADDITIONS JUNE 2007 - DEC 2010 (A)	NET CHANGE SINGLES HOUSING JAN 91 - JUNE 07 (B)	COLUMNS A + B** (C)	POTENTIAL SROs LOSSES JUNE 2007- DEC 2010** (D)	POTENTIAL NET CHANGE JAN 1991 - DEC 2010** (E)
DE.C.G.S.	892	391	1,280	-320	960
Downtown South	185	-35	150	-180	-30
Rest of Core	191	-261	-70	-160	-230
TOTAL	1,268*	95	1,360	-660	700

* 681 of these units (54%) are units in twelve existing SROs and one apartment building

** Rounded

Putting the two together (column E), non-market completions would more than offset SRO losses, increasing the total SRO and singles non-market stock by 700 units (6%).

Looking at SRO replacement by sub-area, 70% of singles non-market completions will be in the DE.C.G.S. If the area continues to lose SROs at the same rate as in the past, the total stock by the end of 2010 would be 960 units (11%) more than in 1991.

In Downtown South the non-market singles units under construction will be more than sufficient to offset the losses over the 1991-2007 period, but potential SRO losses would produce a 30-unit (2%) decline in the area's low-income

¹⁰In anticipating non-market gains, we have assumed that decisions on operators and any renovations of the nine SRO and one market-rental buildings acquired by the Province in April will occur later this year and that all the SRO rooms will be converted to non-market (although there will inevitably be some room losses and temporary closures; the number depending on the extent of renovations)

stock relative to 1991 levels. In the rest of the Core, the low-income stock declined between 1991 and June 2007. Scheduled additions will not offset that loss, and any more SRO losses will take the stock further below 1991 levels.

3.4 SRO Replacement and Rents

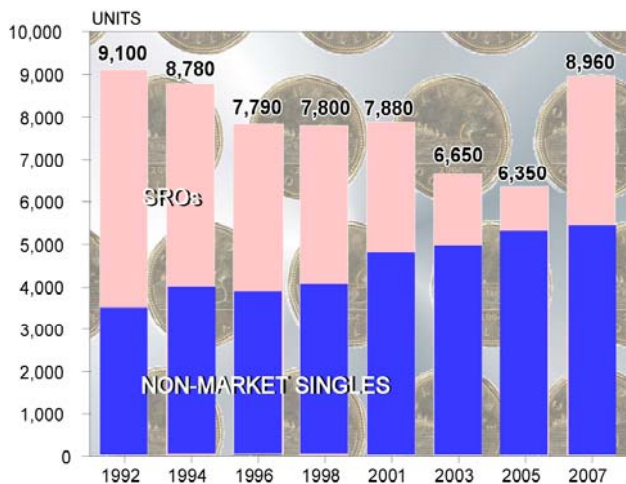
SRO replacement involves not only the total number of units, but also their quality and cost. In the SRO stock, increases in rents coupled with static incomes can price the stock beyond the reach of their former occupants. In the non-market stock, rents are either tied to income or to the shelter component of social assistance, and so are usually “affordable.”¹¹ Even where non-market units are neither new nor self-contained, better management should improve the quality and safety of the accommodation.

To look at change in the low-income stock that is financially accessible to singles on social assistance, for each of the surveys we have taken the singles non-market stock and added the number of units renting at or below the shelter rate of social assistance (any known student housing falling within that category has been excluded).

Between the 1992 and 2005 surveys, the “lowest income” stock declined by almost one-third, from 9,100 to 6,350 units. Although 1,800 non-market singles units were added, more than twice as many SRO units were either removed from stock or had rent increases that brought rents above the shelter component of social assistance.

Between the 2005 and 2007 surveys, the “lowest income” stock increased by 41%; an increase almost entirely the result of increased shelter rates. Between the 1992 and 2007 surveys, the increase in the shelter rate and increases in non-market housing have kept the number of units renting at or below the shelter rate almost stable, with numbers declining by 2%.

Figure 7: SINGLES STOCK RENTING AT OR BELOW SHELTER RATE



¹¹Affordable housing is commonly defined as housing that costs a household less than 30% of its income. Provincial social assistance is not predicated on this definition. To meet the affordability standard, a single person on social assistance would have to be able to rent a unit for \$183 a month or less.

4. SROs

Table 4: OPERATING RESIDENTIAL HOTEL & ROOMING HOUSE STOCK, JUNE 2007

4.1 Stock

As of June 2007, the Downtown Core contained 138 operating residential hotels and rooming houses, with 5,985 SRO units available for rent. An additional 20 SROs had been closed and had not been converted or redeveloped to other uses.¹²

Area	BUILDINGS			ROOMS		
	TOTAL	Residential Hotels	Rooming Houses	TOTAL	Residential Hotels	Rooming Houses
DE.C.G.S.	120	20	100	4,992	1,565	3,427
Downtown South	12	3	9	645	202	443
Rest of Core	4	1	3	348	136	212
TOTAL	136	24	112	5,985	1,903	4,082

Eighty-three percent of the open units are in the DE.C.G.S, the Downtown South has 11%, and the rest of the Downtown Core has 6%. Appendix A provides a list of SROs operating in June 2007, sorted by sub-area and address. Closed SRO buildings are listed at the end of that appendix. Appendix D provides a list of past and present SROs sorted by name, including their previous names.

Overall, about 32% 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 31% of the units in Downtown South and the DE.C.G.S. to 39% in the rest of the Downtown Core.

Figure 8: LOCATION OF SRO BUILDINGS, JUNE 2007



¹²There were 740 SRO units either in these closed buildings or that were unavailable for residential rental in operating SROs. These units are excluded from the statistics in this report.

4.2 Change Since 1991

Between June 2005 and June 2007, 275 SRO units were lost and 92 units gained, for net loss of 183 units (3%). Table 5 provides details on changes involving more than five units.

Almost all the SRO gains were associated with the re-opening of four SROs that had been partly or completely closed. Fifty percent of the SRO losses were associated with closures – 81 units voluntarily closed by owners and 57 units closed by the City for failure to comply with City by-laws. Another 42 units were lost as a result of partial conversions to hostel use. Thirty-one units were lost as a result of fire, 38 units were closed for renovations, and 8 units have closed in anticipation of redevelopment.

The net loss in SRO units between June 2005 and June 2007 has been in both the rooming house and residential hotel stock, with a net loss of two residential hotels and 72 rooming house units. Overall, the stock declined by 113 units (2.3%) in the DE.C.G.S., 8 units (1.2%) in Downtown South, and 62 units (15.1%) in the rest of the Core.



HOMER APARTMENTS 335-337 SMITHE



HOTEL ST CLAIR



OLD AMERICAN HOTEL

Table 5: MAJOR SRO CHANGES, JUNE 2005 – JUNE 2007
(Changes involving more than five units)

DE.C.G.S.	ADDRESS	NET CHANGE	
COSY CORNER INN	412 COLUMBIA	7	Re-opened
JAY ROOMS	172 E CORDOVA	-8	All rooms now closed by owner
THE VIVIAN	512 E CORDOVA	-24	Closed - fire damage. To re-open in June as non-market housing
SEREENA'S PLACE	143 DUNLEVY	58	Re-opened
PACIFIC HOTEL	208 E GEORGIA	-12	Rooms being closed by owner
CARL ROOMS	575 E HASTINGS	-32	Some rooms closed for renovations
BURNS BLOCK	18 W HASTINGS	-18	Closed by City order
	420 HAWKS	-7	Fire
VETS ROOMS	311 MAIN	9	Re-opened
DOWNTOWN BACKPACKERS	927 MAIN	-12	More rooms used as hostel
OLD AMERICAN *	928 MAIN	-37	Closed by owner
IVANHOE HOTEL	1038 MAIN	-15	More rooms used as hostel
PENDER HOTEL	31 W PENDER	-36	Closed by owner
LUCKY LODGE	134 POWELL	6	
PHOENIX APTS	566 POWELL	12	Re-opened
DOWNTOWN SOUTH			
HOMER APTS	335 SMITHE	-8	Rooms being closed by owner - condo redevelopment project
REST OF DOWNTOWN CORE			
PICADILLY HOTEL *	622 W PENDER	-39	Closed by City order
MARBLE ARCH	518 RICHARDS	-8	Some rooms closed for renovations
HOTEL ST CLAIR	577 RICHARDS	-15	More rooms used as hostel

* Residential hotels

Figure 9: CHANGE IN SRO UNITS, JANUARY 1991 - JUNE 2007

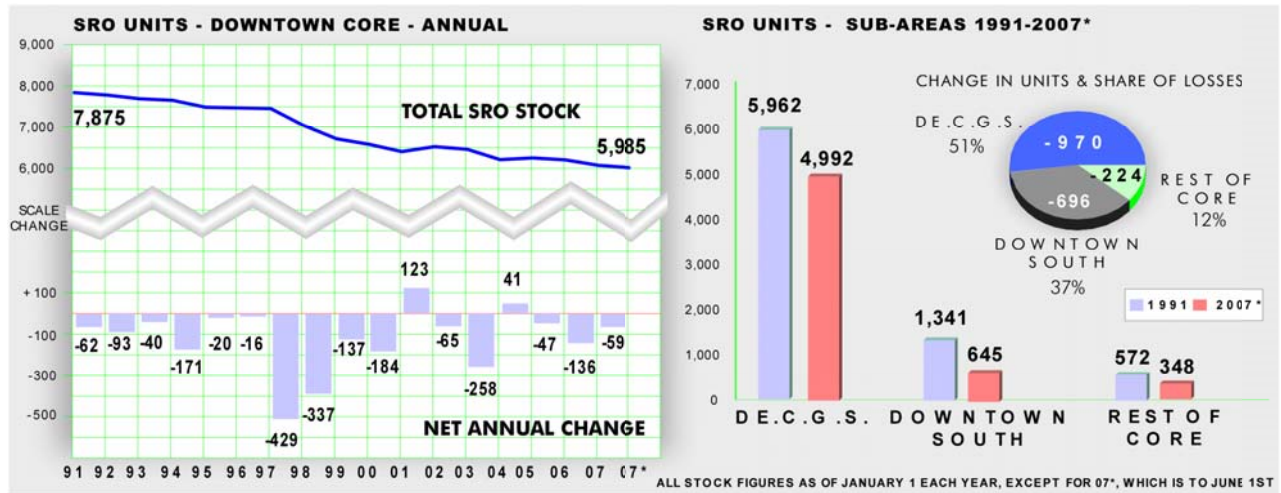


Figure 9 shows the change in the SRO stock since 1991 (for change back to 1970 and time series for the sub-area, see Appendices E and F). Over the past sixteen years, the SRO stock has decreased by 1,890 units, or about 1.5% a year - from just under 8,000 units to the current 5,985 units. The sub-area with the highest rate of loss was the Downtown South, where the stock has fallen by half. The rate of loss was significantly higher in 1997 and in 1998 than during the rest of the decade.

Since 1991, the most significant source of loss of SRO units was the conversion of SROs to budget hotels, accounting for 40% of the net loss in units. Conversion to non-market housing was the second most important source of SRO loss, accounting for 15% of losses, almost all in the D.E.C.G.S. (the converted units re-appear as non-market gains).

Figure 10: NET LOSSES IN SROs, JAN 1991 - JUNE 2007



Conversion to and from hostel/backpacker use was a third factor accounting for another 12% of the units (92% of the losses associated with conversions to hotel and hostel were in the D.E.C.G.S and Downtown South, accounting for 45% and 66% of their respective total net losses).

Another 162 units have been lost as the net result of the enforcement of City by-laws (Building, Fire, and Health), and 147 units were lost as the result of fires. In the 1990s, relatively few SRO units have been lost to redevelopment and 30% of those losses were to develop new non-market housing.

4.3 Length of Rentals

Almost all rooming houses and many residential hotels designate rooms for monthly rentals only. 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.¹³

Overall, 2% of the Downtown Core SRO stock is rented daily and 98% monthly. The area with the highest proportion of daily rentals (9%) is the Downtown South.

Establishing change over time in rental terms is difficult because of differences in survey procedures and coverage. However, the overall proportion of monthly rentals increased from around 85% in 1992 to 96% in 2003. This was partly the result of weekly rental or mixed tourist/residential buildings being converted to either all-tourist use (and so excluded from the inventory) or to all monthly rentals.

¹³ The SRA By-Law allows up to 10% of SRA rooms to be rented to temporary guests. In June 2007, the By-Law was changed to require operators to identify the specific rooms, if any, that may be rented to tourists.

4.4 Vacancy Rates

In the survey, managers are asked to indicate the total units vacant, with no distinction made between those rented on a daily/weekly basis and those rented monthly. Combined with significant variations in maintenance, management, and rents, this makes it difficult to compare the vacancy rates for SROs with those for the conventional apartment stock. Vacant SRO units tend to be concentrated in a few buildings. In 2007, four buildings (with 9% of the Core's SRO units) accounted for a third of the vacant units.

In the 129 buildings surveyed, 135 units were vacant, giving a vacancy rate of 2.3%. Vacancy rates ranged from 0% in the rest of the Downtown Core to 2.6% in the DE.C.G.S., excluding Victory Square.

Table 6: VACANCY RATES (%) - DOWNTOWN CORE SROs

Sub-Area	1992	1994	1996	1998	2001	2003	2005	2007
Victory Square	14	14	17	10	6	6	3	2
Rest of DE.C.G.S.	15	13	14	15	15	10	10	3
Downtown South	14	8	7	10	6	15	6	2
Rest of Core	4	5	7	5	2	8	20	0
TOTAL	14	12	13	13	12	10	10	2

The overall vacancy rate for the Downtown Core in May 2007 was a quarter of the vacancy rate in May 2005. Combined with the declining base, this means that the number of vacant units has decreased substantially since 1992, when 900 units were vacant.

Looking back to 1970 (noting that the surveys over the period cannot be compared directly as there are major differences in the stock, areas, selection techniques, and definitions), there is a downward trend in vacancy rates.

Even allowing for the downward trend, this year's vacancy rate is much lower than would have been projected.

One reason for the low vacancy rate in 2007 is the Outreach Pilot Project, a City/Province partnership initiated in October 2005. This project takes street homeless from the sidewalk and helps moves them into SROs on the same day. This project is continuing, and has helped move over 500 people into SROs, with a "retention rate" of about 75%. Low vacancy rates and rising rents in the conventional rental market may also be displacing demand into the SRO market.

4.5 Rental Rates

With few exceptions, SRO residents cannot afford better accommodation. As single people on social assistance are the major market for SRO units, rents tends to be set by the shelter component of BC Employment and Assistance – any rent payments above this must come out of their basic allowance. From 1991 to April 2007, the maximum shelter payment was fixed at \$325 per month for an individual. This was increased to \$375 in April 2007. For single employable persons, the basic allowance was also increased from \$185 to \$235 per month (about \$8 a day).

In previous reports, the proportion of units with a monthly rent of \$325 or less was reported, calculated using all the rooms for which rent data was collected. By June 2007, 7% of the SRO stock was renting for \$325 a month or less, compared to 19% in 2005 and to 72% in 1992. The largest absolute decline was between 2001 and 2003 (49% to 27%).

Figure 11: INDICATIVE SRO VACANCY RATES 1971-2007

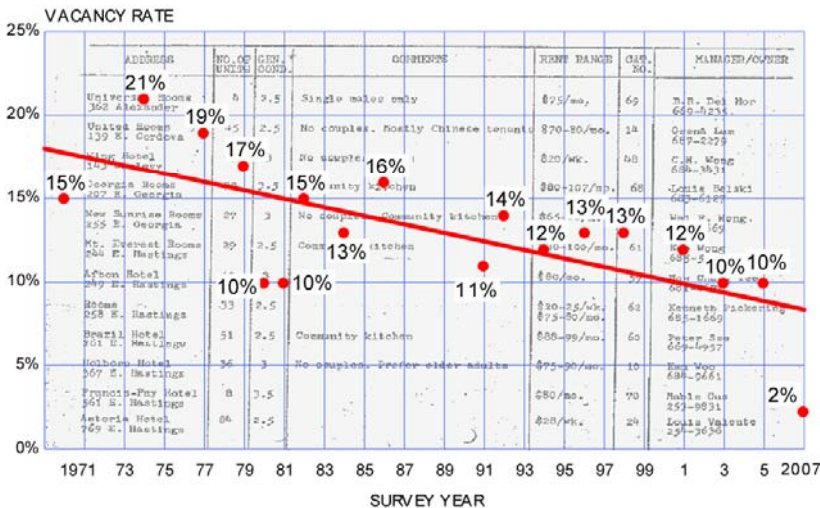
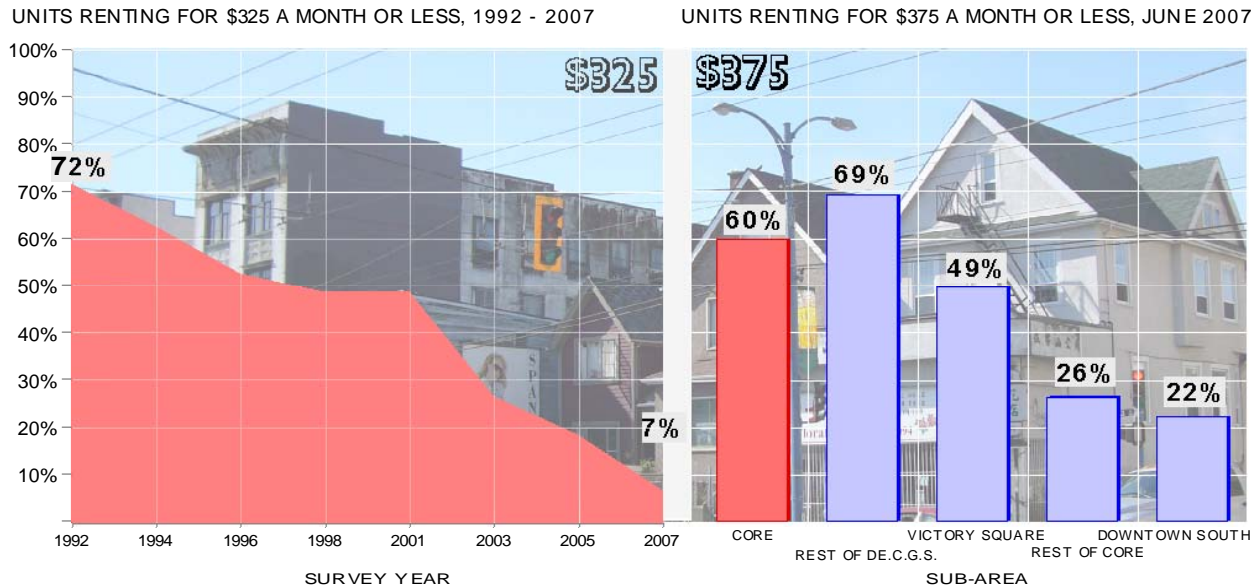


Figure 12: PERCENT OF ROOMS AT \$325 OR LESS, 1992-2007, & AT \$375 PER MONTH OR LESS, JUNE 2007



As the shelter component of social assistance is now \$375, this is the rent level that will be reported in future surveys. In June 2007, 60% of the units in the Core were renting for \$375 or less. Downtown South was the sub-area with the smallest proportion of units renting for \$375 or less.

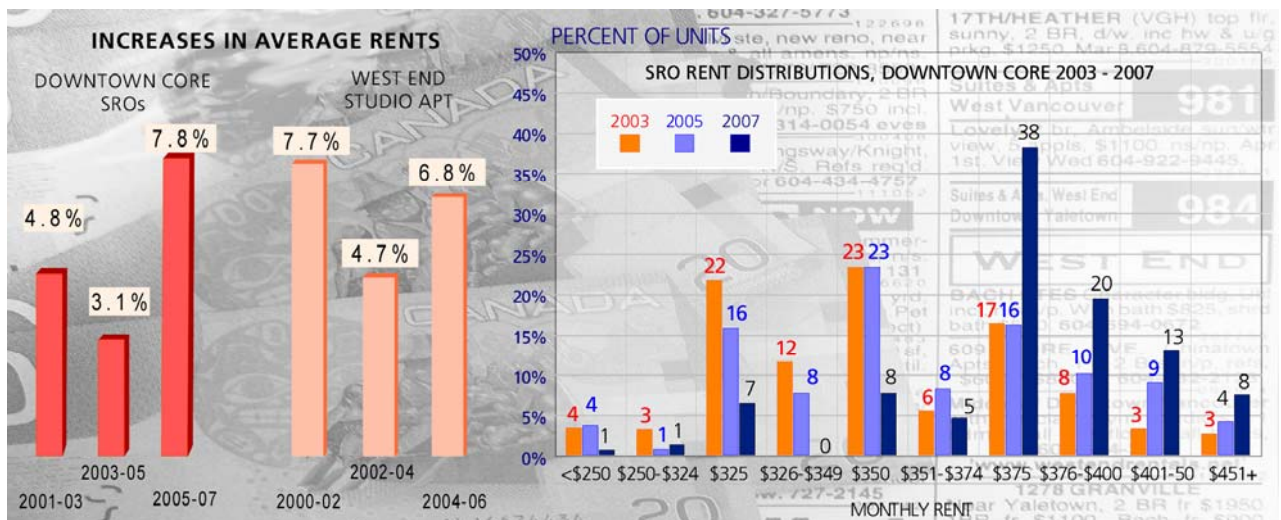
Table 7 shows the average monthly rents for each sub-area. The average for the Core is \$389, ranging from \$382 in the rest of the DE.C.G.S. to \$453 in the rest of the Core. In the conventional market-rental sector, average rents for West End studio and one-bedroom apartments were \$768 and \$948 respectively (CMHC's *Rental Market Report, October 2006*). In the city, only 110 studio units were renting for less than \$400 a month, with 440 renting for less than \$500.

Table 7: AVERAGE RENTAL RATES, JUNE 2007

SUB-AREA	AVERAGE RENT 2007	CHANGE IN AVERAGE RENT 2005-07
Victory Square	\$399	7.3%
Rest of DE.C.G.S.	\$382	7.6%
Downtown South	\$401	4.4%
Rest of Core	\$453	22.1%
TOTAL	\$389	7.8%

Average SRO rents increased by 7.8% over the last two years. This is more than double the rent increase of the previous survey period, and the first time in six years that SRO rents have increased faster than rents in the

Figure 13: CHANGES IN SRO MONTHLY RENTS – AVERAGE RENTS (2001-2007) AND RENT DISTRIBUTIONS (2003-2007)



conventional market-rental sector. According to CMHC data for October 2004 and 2006, the rents of studio and one-bedroom dwelling units in the West End increased by 6.8% and 5.1% respectively.

One hundred and nineteen SRO buildings have rent data that can be directly compared between the 2005 and 2007 surveys (Figure 14). Overall, 19% of the units in these buildings saw a decrease or no change in their rents. Twenty-six percent of the units had rent increases of up to 5% per month, and more than a quarter had rent increases over 10%. Compared to the previous two-year periods, a much lower proportion of units had stable rents and a much higher proportion had large rent increases. This reflects building operators taking advantage of increased social assistance shelter rates to increase rents, and demand from non-traditional SRO residents.

4.6 Future Change

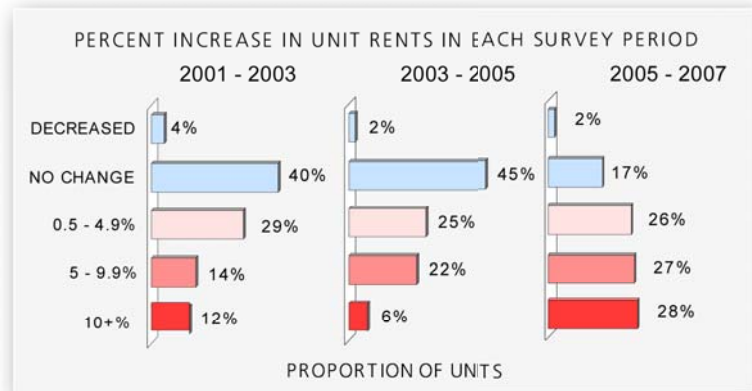
The rate of change in the SRO stock since 1991 has been volatile, with two years accounting for one-third of the loss over the period. If the Downtown Core were to continue to lose SRO units at the average rate since 1990, about 85 units a year would be lost. This is computed excluding conversions to non-market housing and using average percentage rates of change for each area.

Permanent changes to the SRO stock (redevelopment and conversions affecting the number of SRA units) now require Council approval under the SRA By-law, but buildings can close and re-open without SRA permits. During the rest of 2007, there are 150 units that will probably re-open (see the second section of Appendix A).

It is not possible to estimate the number that might close, but there is at least one SRO (Homer Apartments) where units that become vacant are not being re-rented, in anticipation of Council approval of a SRA permit and permits for redevelopment. There are several other projects in the development pipeline that would involve the closure and removal of SROs.

In addition, there are the nine SROs acquired by the Province in April. As of June, these were still operating as market SROs with 500 open rooms. In anticipating SRO losses, we have assumed that decisions on operators and any renovations of these buildings will occur later this year.

Figure 14: INCREASES IN MONTHLY SRO RENTS 2001 – JUNE 2007



For 2007, we have assumed that the net change in the SRO stock will be a gain of 40 units (110 units lost and 150 re-opened), plus the “loss” of the units converted to non-market housing, for a total loss of 460 units. For subsequent years, the average rates of loss have been used. Actual SRO losses could be substantially higher or lower, depending on factors such as market conditions, by-law enforcement, and Council decisions on SRA permits.



50 E CORDOVA - WONDER ROOMS - \$345 PER MONTH



55 E CORDOVA - KORET LOFTS - CORNER PENTHOUSE WITH STUNNING 598 SQFT ROOFTOP PATIO. UPSCALE NY STYLE OPEN CONCEPT LOFT - ASKING \$1,583,700



CARL ROOMS 575 E HASTINGS

5. Non-Market Housing

5.1 Stock

As of June 2007, the Downtown Core had 6,628 non-market housing units, accounting for 31% of the city's stock of non-market housing. Seventy-eight percent of the Downtown Core's non-market units are in the DE.C.G.S. and 13% are in the Downtown South. Appendix B lists the individual non-market projects, sorted by sub-area.

Table 8: OCCUPIED NON-MARKET HOUSING, JUNE 2007

Area	Projects	Residential Units				
		Total	Rooms	Studio	1-Bed	2+Bed
DE.C.G.S.	72	5,115	1,159	1,720	1,406	830
Downtown South	11	891	147	494	250	0
Rest of Core	8	622	0	0	196	426
TOTAL	91	6,628	1,306	2,214	1,852	1,256
REST OF CITY		14,972	50	3,633	4,207	3,470

In the rest of the city, all but a handful of non-market units are self-contained dwelling units. In the Downtown Core, one in five non-market units are SRO-type rooms. The Core also has a higher proportion of studio/bachelor units (33% of the stock) than the rest of the city (24%).

Almost 900 of the Downtown Core's non-market units have been created through conversions of market-rental SROs and apartment buildings. Converted SROs (such as the Sunrise, Washington, and Europe Hotels) account for almost half the non-market single-room units. The rest of the



SUNRISE HOTEL 101 E HASTINGS

rooms in non-market projects were purpose-built; mainly in the 1970s and early 1980s (see Appendix E).

The high proportion of small units in the Downtown Core reflects the clientele for whom the housing is targeted - single individuals in deep core need. As Table 9 shows, less than 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-eight percent of the Downtown Core units are targeted for seniors and the remaining 44% are targeted for other groups (mainly singles, including the mentally or physically disabled).

Figure 15: LOCATION OF OCCUPIED NON-MARKET PROJECTS, JUNE 2007

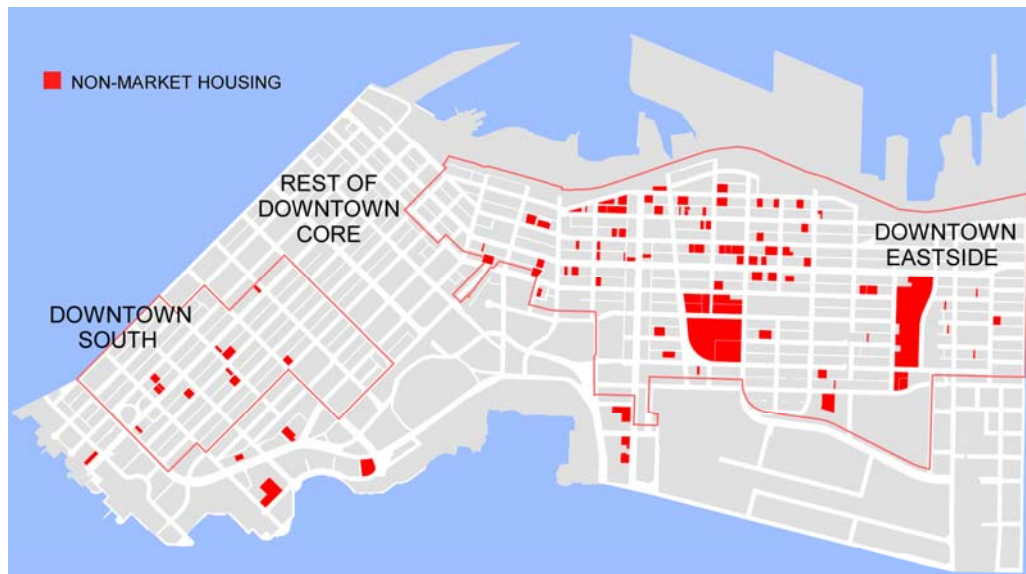


Table 9: NON-MARKET STOCK BY TYPE, JUNE 2007

Area	Seniors		Families		Other	
	Units	%	Units	%	Units	%
DE.C.G.S.	2,016	39%	807	15%	2,292	45%
Downtown South	355	40%	0	0%	536	60%
Rest of Core	153	25%	435	70%	34	5%
TOTAL CORE	2,524	38%	1,242	19%	2,862	43%
REST OF CITY	5,645	38%	7,086	47%	2,241	15%

5.2 Change Since 1991

Between June 2005 and June 2007, two non-market projects with 135 units were completed in the Downtown Core. One of these projects was the Granville Residence, a SRO hotel that the City bought in 2004. The 100 SRO units in the building were converted into 83 dwelling units. Funding for the purchase and renovation costs came from development cost levies, with no senior government funding.



GRANVILLE RESIDENCE

Table 10: NON-MARKET CHANGE, JUNE 2005 – JUNE 2007

Name	Address	Total	Seniors	Families	Other
DE.C.G.S.					
Smith-Yuen Apts	475 E Hastings *	52	52	0	0
Grace Mansion	596 E Hastings	-4	-89	0	85
DOWNTOWN SOUTH					
Granville Residence	1261 Granville *	83	0	0	83
TOTAL		131	-37	0	168

* City-owned sites

One other new project was completed over the period - the Smith-Yuen Apartments. The only other change was the conversion of Grace Mansion from a seniors' to a supportive housing project, owned and operated by the Salvation Army, with a loss of four units.

The net increase in the stock was 131 units (1.9%), all of which are targeted for single people, including street youth and those at risk of homelessness. This compares to an increase of 345 units over the previous survey period.

Since January 1991, the total stock of non-market housing in the Downtown Core has increased by 2,577 units or 64% (Figure 16 and Appendix F, Table F2). About 23% of the increase was in units for families. There was an increase of 1,985 units that could be considered to be potential SRO replacement units. Just over half of the net increase in the city's non-market housing over the period was in the Downtown Core.



SMITH-YUEN APARTMENTS 475 E HASTINGS

5.3 Non-Market Housing in Process

At the beginning of June, there were seven non-market projects under construction in the Downtown Core (Table 11), with a total of 428 units. Four of these involve new buildings, and three are conversions of existing buildings. Four other new construction projects with 324 units are in development pipeline. In addition, there are ten buildings that the Province bought earlier this year (nine SROs and one market-rental building) with a total of 595 units. As of June, these buildings were still operating as market SROs with 500 open SRO units. Selection of non-profit operators and decisions on renovations will probably occur later this year.

Assuming that the conversion of the province's buildings proceeds this year with no unit loss associated with renovations, and assuming no non-market closures,¹⁴ 688 units will be completed this year, 135 units in 2008, 324 units in 2009, and 200 units in 2010. The non-market stock in the Downtown Core would increase by 20% over the next three years. Ninety-four percent of these units can be considered to be SRO replacement units.

¹⁴As of mid June, there were no closures scheduled and so none are included into the figures on non-market change to 2010.

Figure 16: CHANGE IN NON-MARKET STOCK 1991-2007

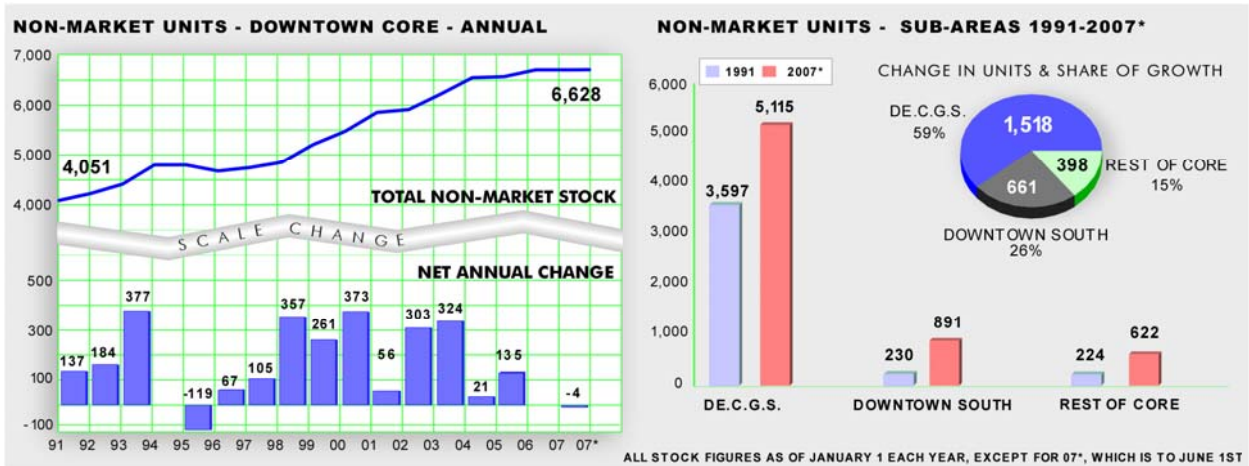
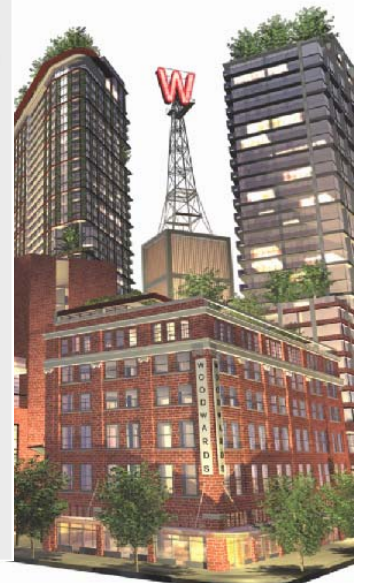


Table 11: NON-MARKET HOUSING IN PROCESS, JUNE 2007

NAME	ADDRESS	SENIORS	FAMILIES	OTHER	TOTAL	STATUS	TO COMPLETE
DE.C.G.S.							
Pennsylvania Hotel	412 CARRALL	0	0	43	43	U/C	2008
The Vivian	512 E CORDOVA	0	0	24	24	U/C	2007
Woodwards - Family	122 W CORDOVA*	0	75	0	75	U/C	2009
Orange Hall Apts	349 GORE	0	0	27	27		2007
	65 E HASTINGS *	0	0	92	92	U/C	2008
Roosevelt Hotel	166 E HASTINGS	0	0	45	45		2007
Savoy Hotel	260 E HASTINGS	0	0	28	28		2007
Walton Hotel	265 E HASTINGS	0	0	51	51		2007
Orwell Hotel	456 E HASTINGS	0	0	55	55		2007
UGM **	601 E HASTINGS	0	0	37	37		2009
Woodwards -Singles	131 W HASTINGS *	0	0	125	125	U/C	2009
Rice Block	404 HAWKS	0	0	43	43		2007
Jackson Ave Co-op	230 JACKSON *	0	4	19	23	U/C	2007
	337 W PENDER *	0	0	120	120		2010
Park Hotel	433 W PENDER	0	0	56	56		2007
Carl Rooms	335 PRINCESS	0	0	47	47		2007
	1005 STATION *	0	0	80	80		2009
	17	0	79	892	971		
DOWNTOWN SOUTH							
St Helens Hotel	1163 GRANVILLE	0	0	98	98		2007
Kindred Place	1321 RICHARDS *	0	0	87	87		2009
	2	0	0	185	185		
REST OF DC							
Marble Arch Hotel	518 RICHARDS	0	0	145	145		2007
Passlin Hotel Project	768 RICHARDS *	0	0	46	46	U/C	2007
	2	0	0	191	191		
TOTAL	21	-	79	1,268	1,347		
* CITY-OWNED SITES						CONVERSION	
** The Union Gospel Mission project also has shelter beds and special needs residential units							



PENNSYLVANIA HOTEL 412 CARRALL



5.4 City Funding

The City provides assistance for non-market housing in a variety of ways. As of June 2007, the City of Vancouver owned and operated 8% of the non-market units in the Downtown Core. An additional 45% of the occupied non-market units are on land acquired by the City and leased to non-market sponsors. Two-thirds of the nineteen projects completed since 1999 are on land owned by the City.

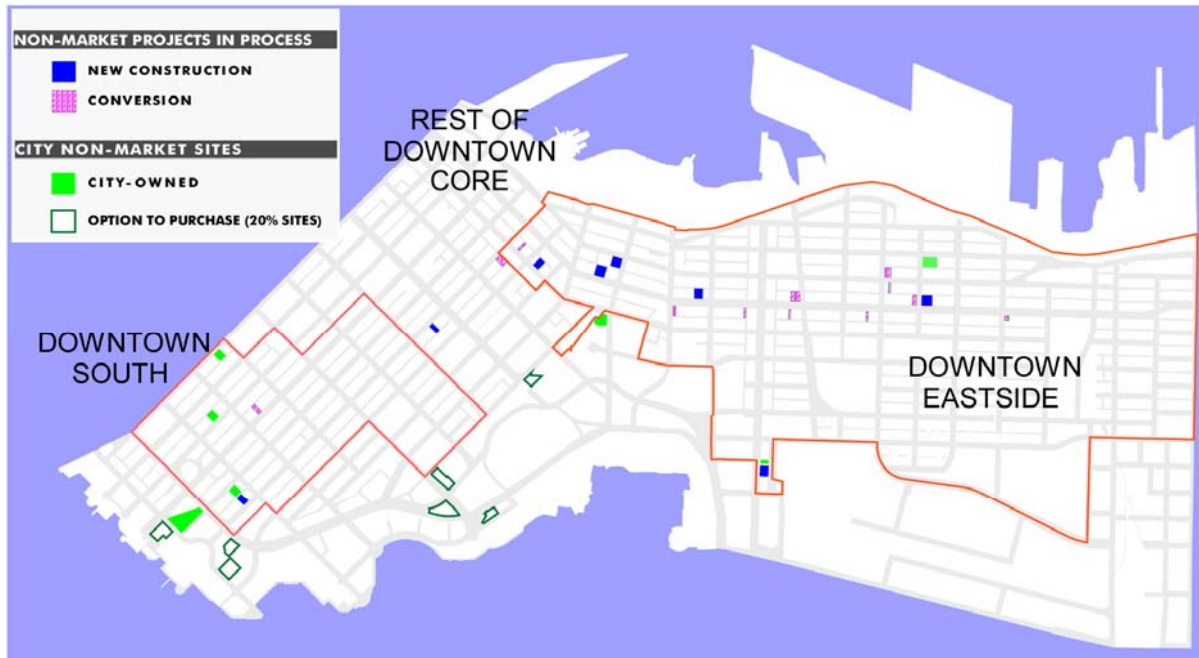
Of the twenty-one projects currently in process, seven projects with 45% of the units have free land leases from the City, and another project is being funded entirely by the City. The latter is the 46-unit Passlin Hotel project, which is part of the larger L'Hermitage condo project. That project involved the redevelopment of the Passlin SRO, and the developer is providing the City with a turn-key building in return for development permission, additional density, and funding from Downtown South DCLs. The total City contribution was \$5.8 million in bonus density and DCLs.

In addition to the projects currently in the pipeline, at mid-June 2007 the City owned seven sites (including the recently acquired Drake Hotel) designated for non-market housing (mainly for singles). The City also has options to purchase seven other sites for family and non-family units (see Figure 17). These sites are waiting for senior government funding.



PASSLIN HOTEL PROJECT & L'HERMITAGE

Figure 17: NON-MARKET PROJECTS IN PROCESS & SITES RESERVED FOR NON-MARKET HOUSING, JUNE 2007



6. SNRFs

6.1 Stock

As of June 2007, the Downtown Core had 19 special needs residential facilities (SNRFs) with a capacity of 1,473 beds, representing about a fifth of all SNRF beds in the city. These facilities are listed in Appendix C.

Just over two-thirds of the Downtown Core's SNRF units are in the DE.C.G.S. The Downtown South and the rest of the Downtown Core each have two projects, accounting for 7% and 24% 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.

6.2 Change

One new facility opened in the Downtown Core in the period from June 2005 to June 2007 - the Salvation Army's Beacon shelter (138 E Cordova) that replaced the shelter at 108 W Hastings. The only other change was a loss of 13 beds at Belkin House as a result of renovations. For the Downtown Core as a whole, the number of SNRF beds increased by 12 units over the period.



BELKIN HOUSE 555 HOMER

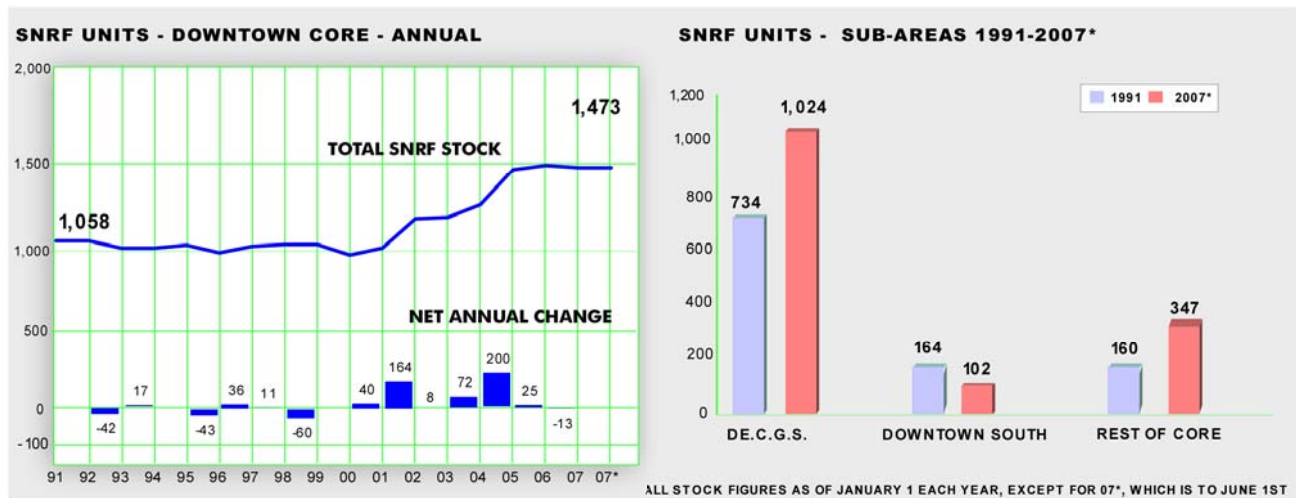


LOOKOUT SHELTER/HAZELTON RESIDENCE

Figure 18: SNRFs (INCLUDING SHELTERS) IN THE DOWNTOWN CORE, JUNE 2007



Figure 19: CHANGE IN SNRF UNITS, JANUARY 1991 – JUNE 2007



Since January 1991, the SNRF stock in the Downtown Core has increased by 415 year-round beds,¹⁵ an increase of 39%, most of which occurred between 2001 and 2005. Only the Downtown South has seen a decrease in units.

In addition to the increased number of beds, there have also been new facilities replacing existing facilities – the old Victory House on Powell Street was replaced by the new building at 353 E Cordova; the new Central City Lodge 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 almost 20% of the SNRF beds in the area, but produced no net change in total units.

At the beginning of June 2007, there were two projects that should add to the Downtown Core’s SNRF stock this year – a 16-bed increase at Vancouver Harbour Light and 12 beds as part of the conversion of the West Inn to the Onsite Residence. One new SNRF project is in the development

review process – the proposed Union Gospel Mission project at 601 E Hastings has shelter beds and SRF units, as well as transitional housing. If approved, the project would be completed by 2009.



¹⁵ Since 2001, temporary emergency shelter beds (open between November and April) have also been provided, as part of the Greater Vancouver region’s cold wet weather strategy. These have been mostly funded through the Supporting Communities Partnership Initiative (SCPI). In response to the increase of homelessness in Canada’s major cities, the Federal government set up SCPI in 1999. Operating through Human Resources Development Canada (HRDC), the three-year program provided capital and other funding for services and shelter for the homeless - about \$24 million for the Vancouver region. The program was extended for three more years, and replaced in 2007 with the Homeless Partnership Initiative, with \$8 million a year for the region. SCPI/HPI projects require 50% funding from other partners.

APPENDICES

Appendix A: Rooming Houses and Residential Hotels, Operating in June 2007

The first section of this appendix covers SROS that were operating (renting rooms as permanent residential accommodation) as of June 1, 2007; the second section lists SROs that were entirely closed or being used for other purposes, but that could re-open as SROs. Units identified as "closed" are those units not available for residential rental. SROs that have been demolished or converted to other uses are listed only in Appendix D

NAME	ADDRESS	DWELLINGS		SRO UNITS		2001 PUB SEATS
		OPEN	CLOSED	CLOSED	OPEN	
A) OPEN SRO BUILDINGS						
DE.C.G.S.						
WINTER'S RESIDENCE	203	ABBOTT			92	
DOMINION HOTEL	210	ABBOTT			67	125
METROPOLE HOTEL	320	ABBOTT			60	166
ABBOTT MANSIONS	404	ABBOTT			72	
LOTUS HOTEL	455	ABBOTT			110	75
ALEXANDER COURT	90	ALEXANDER	9		44	
ROSS HOUSE	313	ALEXANDER			17	7
SEAVIEW APARTMENTS	362	ALEXANDER			36	
DECKER RESIDENCE	504	ALEXANDER			1	37
PHOENIX APARTMENTS	514	ALEXANDER			18	
LAUREL APARTMENTS	610	ALEXANDER			42	
STAR BEACH HAVEN	658	ALEXANDER			19	
TRIPLE SIX	666	ALEXANDER	7		4	
DANNY'S INN/ROOMS	317	CAMBIE			18	
MEVILLE ROOMS	322	CAMBIE			9	
CAMBIE HOUSE	340	CAMBIE			2	40
ST. ELMO HOTEL/ROOMS	429	CAMPBELL	2		18	
GLORY HOTEL	204	CARRALL			42	
WEST HOTEL	488	CARRALL			98	150
NEW COLUMBIA HOTEL	303	COLUMBIA	4		4	69
YIN PING BENEVOLENT SOC.	414	COLUMBIA			14	
COSY CORNER INN	412	COLUMBIA			7	
WONDER ROOMS	50	E CORDOVA			39	
CORDOVA'S RESIDENCE	56	E CORDOVA			1	34
UNITED ROOMS	139	E CORDOVA			44	
HILDON HOTEL	50	W CORDOVA			134	150
TRAVELLER'S HOTEL	57	W CORDOVA			59	
SEREENA'S PLACE	143	DUNLEVY			58	
PACIFIC HOTEL	208	E GEORGIA			14	58
	221	E GEORGIA			14	166
ARNO ROOMS	291	E GEORGIA			34	

NAME	ADDRESS	DWELLINGS		SRO UNITS		2001 PUB SEATS
		OPEN	CLOSED	CLOSED	OPEN	
CATHAY LODGE	533 E GEORGIA				34	
	630 E GEORGIA	5			6	
GEORGIA ROOMS	634 E GEORGIA	4			24	
	1218 E GEORGIA	2			3	
DODSON ROOMS	25 E HASTINGS	1			67	250
SHALDON HOTEL	52 E HASTINGS				55	
HASTINGS ROOMS	103 E HASTINGS				16	
BRANDIZ HOTEL	122 E HASTINGS				104	160
BALMORAL HOTEL	159 E HASTINGS				171	280
REGENT HOTEL	160 E HASTINGS				153	166
ROOSEVELT HOTEL	166 E HASTINGS				45	
EMPRESS HOTEL	235 E HASTINGS				74	118
TOI SHAN BENEVOLENT	237 E HASTINGS				33	
BELMONT STUDENT RESIDENCE	241 E HASTINGS				17	
MT EVEREST ROOMS	244 E HASTINGS				25	
AFTON HOTEL / ROOMS	249 E HASTINGS				38	
SAVOY HOTEL	258 E HASTINGS				28	125
WALTON HOTEL	261 E HASTINGS				50	
SUNWEST HOTEL	341 E HASTINGS				25	
HAZELWOOD HOTEL	344 E HASTINGS			7	103	
HOLBORN HOTEL	367 E HASTINGS				35	
ORWELL HOTEL	456 E HASTINGS				55	
PATRICK ANTHONY RESIDENCE	561 E HASTINGS			2	67	
CARL ROOMS	575 E HASTINGS			33	12	
SHAMROCK HOTEL	635 E HASTINGS				28	
ASTORIA HOTEL	769 E HASTINGS	1			84	220
WOODBINE HOTEL	786 E HASTINGS			2	43	
	872 E HASTINGS				7	
VERNON APARTMENTS	1168 E HASTINGS				32	
ST. CLAIR NO. 2	1190 E HASTINGS	3			27	
BEACON HOTEL	9 W HASTINGS				44	
COSMOPOLITAN HOTEL	31 W HASTINGS				40	
CHELSEA INN	33 W HASTINGS				32	
PALACE HOTEL	35 W HASTINGS				31	199
GRAND UNION HOTEL	74 W HASTINGS			3	37	170
ARGYLE HOTEL/ARGYLE HOUSE	106 W HASTINGS				43	
GOLDEN CROWN HOTEL	116 W HASTINGS				28	
RICE BLOCK	404 HAWKS			6	37	
HEATLEY APARTMENTS	405 HEATLEY				16	
INTERNATIONAL INN	120 JACKSON			2	21	
B.C. ROOMS	306 JACKSON	1			36	
KEEFER ROOMS	222 KEEFER				45	

NAME	ADDRESS		DWELLINGS		SRO UNITS		2001 PUB SEATS
			OPEN	CLOSED	CLOSED	OPEN	
LUNG JEN BENEVOLENT	240	KEEFER			1	4	
	542	KEEFER				6	
KEEFER LODGE	558	KEEFER	1			14	
	727	KEEFER				15	
	812	KEEFER				13	
MAIN HOTEL/ROOMS (A)	117	MAIN				28	
NO. 5 ORANGE	205	MAIN			13	2	180
JUBILEE ROOMS	235	MAIN				78	
VET'S ROOMS	311	MAIN				9	
PACIFIC ROOMS	507	MAIN				30	
	628	MAIN				7	
CREEKSIDE STUDENTS RESIDENCES	796	MAIN				22	
COBALT HOTEL	917	MAIN				98	190
THORNTON PARK HOTEL	956	MAIN				22	
STATION HOTEL	1012	MAIN				32	
IVANHOE HOTEL	1038	MAIN			25	80	242
NEW SUN AH HOTEL	100	E PENDER				36	
CHINESE FREEMASONS	116	E PENDER	3		2	3	
ASIA HOTEL	139	E PENDER				35	
MAY WAH HOTEL	258	E PENDER				120	
LEW MAO WAY TONG ASSOC.	349	E PENDER				9	
WOO'S ASSOCIATION	359	E PENDER				9	
PENDER LODGE	431	E PENDER	1		3	26	
ARLINGTON ROOMS	577	E PENDER				29	
PENDER RESIDENCE	832	E PENDER	3			17	
ARCO HOTEL	83	W PENDER				63	
SILVER/AVALON HOTEL	165	W PENDER				86	
PARK HOTEL APARTMENTS	429	W PENDER				56	
GRAND TRUNK ROOMS	55	POWELL			5	20	
HAMPTON HOTEL	124	POWELL				46	
LUCKY LODGE	134	POWELL				54	
YORK ROOMS	259	POWELL				34	
LION HOTEL	324	POWELL				76	
KING ROOMS	326	POWELL			3	33	
CENTENNIAL ROOMS	346	POWELL				13	
TAMURA HOUSE	390	POWELL				110	
MING SUNG READING ROOMS	439	POWELL				8	
POWELL ROOMS	556	POWELL				22	
PHOENIX APTS	566	POWELL				12	
HAMPTON ROOMS	568	POWELL	1			16	
PRINCESS ROOMS	215	PRINCESS			2	43	
HARBOUR ROOMS	230	PRINCESS				13	

NAME	ADDRESS	DWELLINGS		SRO UNITS		2001 PUB SEATS
		OPEN	CLOSED	CLOSED	OPEN	
HING MEE SOCIETY	553 PRIOR				1	5
LOW YOUNG COURT	406 UNION	1				14
LUCKY ROOMS	468 UNION	2				21
GASTOWN HOTEL	110 WATER					91
COLONIAL RESIDENCE	122 WATER				3	144
SUBTOTAL		120	51		152	4,992
DOWNTOWN SOUTH						
	803 DRAKE	1				10
SIESTA ROOMS	936 GRANVILLE				3	66
REGAL HOTEL	1046 GRANVILLE					82
VOGUE HOTEL	1060 GRANVILLE					79
HOTEL CLIFTON	1125 GRANVILLE					74
ST. HELEN'S HOTEL	1161 GRANVILLE				18	82
YALE HOTEL	1300 GRANVILLE					44
CECIL HOTEL	1336 GRANVILLE					76
MURRAY HOTEL	1119 HORNBY	5				101
CANADIAN HOTEL	1203 SEYMOUR					25
	335 SMITHE	1			5	3
HOMER APARTMENTS	337 SMITHE	9			3	3
SUBTOTAL		12	16	0	29	645
REST OF DOWNTOWN CORE						
DUNSMUIR INTERNL VILLAGE	500 DUNSMUIR					167
DEL MAR HOTEL	553 HAMILTON					30
MARBLE ARCH HOTEL	518 RICHARDS				12	136
HOTEL ST CLAIR	577 RICHARDS				15	15
SUBTOTAL		4	0	0	27	348
TOTAL		136	67	0	208	5,985

B) CLOSED SRO BUILDINGS

NAME	ADDRESS	CLOSED SRO UNITS	YEAR CLOSED	STATUS
DE.C.G.S				
RAINIER HOTEL	309 CARRALL	47	2003	Being renovated - to re-open this summer (48 units)
EVERGREEN ROOMS	333 COLUMBIA	27	2001	Being renovated – to re-open with 36 units
JAY ROOMS	172 E CORDOVA	12	2007	
ONSITE (ex WEST HOTEL)	137 E HASTINGS	18	2005	To re-open this summer
PATRICIA HOTEL	403 E HASTINGS	195		Budget tourist hotel
CANADIAN NORTH STAR	5 W HASTINGS	28	2001	
BURNS BLOCK	18 W HASTINGS	28	2006	
PENDER HOTEL	31 W PENDER	36	2006	
HARBOURFRONT HOSTEL	209 HEATLEY	10	1991	
JACKSON ROOMS	322 JACKSON	19	1989	

B) CLOSED SRO BUILDINGS						
NAME	ADDRESS			CLOSED SRO UNITS	YEAR CLOSED	STATUS
BOULDER ROOMS	9	W	CORDOVA	22	1975	DE410844 approved in 2007 to convert to condos
OLD AMERICAN HOTEL	928		MAIN	37	2006	
	228	E	PENDER	20	2003	
MARR HOTEL	403		POWELL	22	2004	Renovations complete but not yet re-opened
DRAKE HOTEL	606		POWELL	24	2004	To re-open this year
TOON WO FUNG ROOMS	71	E	HASTINGS	15	1972	
	389	E	HASTINGS	7	1999	
	320		UNION	7	2003	Renovations underway
UNIVERSAL ROOMS	41	E	HASTINGS	37	1974	
DOWNTOWN SOUTH						
STATE HOTEL	876		GRANVILLE	73	1975	
REST OF DOWNTOWN CORE						
PICADILLY HOTEL	622	W	PENDER	44	2007	

Appendix B: Non-Market Housing, June 2007

NAME	ADDRESS	TOTAL	UNIT TYPE			UNIT SIZE			YEAR	
		UNITS	SENIOR	FAMILY	OTHER	ROOMS	BACH	1BD		2+BD
DE.C.G.S.										
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 *	133			133	46	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
Maria Gomez Place	590	ALEXANDER *	76			76	75	1	1983	
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	
Central Residence	42	E CORDOVA	65			65	65		2003	
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	
Stanley/New Fountain	35	W CORDOVA *	103			103	103		1979	
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 ^A *	14		14				14	1986
Tellier Tower	16	E HASTINGS	90	90			63	27	1988	

NAME	ADDRESS	TOTAL	UNIT TYPE			UNIT SIZE			YEAR	
		UNITS	SENIOR	FAMILY	OTHER	ROOMS	BACH	1BD	2+BD	BUILT
The Oasis	40 E HASTINGS	84				84				2000
Sunrise Hotel	101 E HASTINGS	52				52	52			1998
Washington Hotel	177 E HASTINGS	84				84	84			1998
Smith-Yuen Apartments	501 E HASTINGS *	52	52					52		2005
Bill Hennessy Place	501 E HASTINGS *	70		17	53		24	29	17	1984
YWCA Crabtree Corner	533 E HASTINGS *	12			12			12		2003
Jennie Pentland Place	540 E HASTINGS *	86		17	69		44	25	17	1986
Grace Mansion	596 E HASTINGS	85			85		85			2003
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	38	38			38				1978
Somerville Place	377 POWELL	31			31		31			2002
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

NAME	ADDRESS	TOTAL	UNIT TYPE				UNIT SIZE			YEAR
			UNITS	SENIOR	FAMILY	OTHER	ROOMS	BACH	1BD	
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
SUBTOTAL		5,115	2,016	807	2,292	1,159	1,720	1,406	830	

DOWNTOWN SOUTH

Helmcken House	1090 GRANVILLE *	32			32		16	16		1991
Granville Residence	1261 GRANVILLE *	83			83		83			2005
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
SUBTOTAL		891	355	0	536	147	494	250	0	

REST OF DOWNTOWN CORE

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
SUBTOTAL		622	153	435	34	0	0	196	426	

TOTAL DOWNTOWN CORE

6,628 2,524 1,242 2,862 1,306 2,214 1,832 1,256

* On land leased from the City of Vancouver

Operated by the City of Vancouver

^A The W.A. Street Homes project consists of seven scattered duplex buildings. Only one address is shown.

■ With SRA designated rooms

Appendix C: Special Needs Residential Facilities, June 2007 *

NAME	ADDRESS		Number of beds
DE.C.G.S.			
LOOKOUT SHELTER/HAZELTON RESIDENCE	346	ALEXANDER	80
SUCCESS	555	CARRALL	98
VANCOUVER HARBOUR LIGHT	119 E	CORDOVA	86
THE HAVEN	128 E	CORDOVA	40
THE BEACON	138 E	CORDOVA	60
COOPER PLACE	306 E	CORDOVA	72
VICTORY HOUSE	353 E	CORDOVA**	47
UNION GOSPEL MISSION	616 E	CORDOVA	25
CHINESE MENNONITE HOME	485	DUNLEVY	32
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
TRIAGE EMERGENCY SHELTER	707	POWELL**	28
VILLA CATHAY CARE HOME	970	UNION **	188
SUBTOTAL		15	1,024
DOWNTOWN SOUTH			
CATHOLIC CHARITIES MEN'S HOSTEL	150	ROBSON	80
COVENANT HOUSE	1280	SEYMOUR	22
SUBTOTAL		2	102
REST OF DOWNTOWN CORE			
YALETOWN HOUSE	1099	CAMBIE	130
BELKIN HOUSE	555	HOMER	217
SUBTOTAL		2	347
TOTAL IN DOWNTOWN CORE		19	1,473

* Shelters or beds that are open November to March each year as part of the Cold-Wet Weather Strategy are not included (e.g. the 50 beds at the Anchor of Hope, 134 E Cordova). **For the purpose of this report, all year-round emergency shelters are also defined as SNRFs, although under the Zoning and Development By-law they may be defined as social service centres.**

** On land leased from the City

Appendix D: Alphabetical Listing of Rooming Houses & 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. If the building has been demolished or converted, this is also 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:

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

NAME	COMMENT	ADDRESS
ABBOTSFORD HOTEL	See DAYS INN	921 W 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 DWELLING UNITS	662 ALEXANDER
ALEXANDER RESIDENCE		58 ALEXANDER
ALEXANDER Court of Revision		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
ALVIN ROOMS	See CORDOVA'S RESIDENCE	56 E CORDOVA
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

NAME	COMMENT	ADDRESS
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	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
AUSTIN HOTEL	CONVERTED TO TOURIST - See RAMADA INN	1221 GRANVILLE
AVALON HOTEL / ROOMS	See SILVER/AVALON HOTEL	165 W PENDER
B.C. ROOMS		306 JACKSON
BALMORAL HOTEL		159 E HASTINGS
BARRON HOTEL	CONVERTED TO TOURIST - 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 - See NELSON PLACE HOTEL	1006 GRANVILLE
BELMONT HOTEL / ROOMS (B)	See BELMONT STUDENT RESIDENCE	241 E HASTINGS
BELMONT STUDENT RESIDENCE		241 E HASTINGS
BENGE ROOMS	See MIDTOWN HOTEL	914 W PENDER
BLACKFRIAR ROOMS	DEMOLISHED	1004 MAIN
BLACKSTONE HOTEL	See HOTEL CALIFORNIAA	1176 GRANVILLE
BODEGA HOTEL	See FRASER HOTEL	227 CARRALL
BON ACCORD	DEMOLISHED	1235 HORNBY
BONANZA ROOMS	DEMOLISHED	980 MAIN
BOULDER ROOMS	CONVERTED TO CONDOS	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	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
CADILLAC ROOMS	See WONDER ROOMS	50 E CORDOVA
CAMBIE HOTEL/ ROOMS (A)	CONVERTED TO OFFICE & RETAIL	160 CAMBIE

NAME	COMMENT	ADDRESS
CAMBIE HOTEL (B)	See THE CAMBIE INTERNATIONAL HOSTEL	314 CAMBIE
CAMBIE HOUSE		340 CAMBIE
CAMP LODGE HOTEL	DEMOLISHED	578 ALEXANDER
CANADA HOTEL / ROOMS	CONVERTED TO OFFICES	331 MAIN
CANADIAN HOTEL		1203 SEYMOUR
CANADIAN NORTH STAR		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
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 CONDOS	233 ABBOTT
CENTRAL HOTEL	CONVERTED TO NON-MARKET – See 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	CONVERTED TO NON-RESIDENTIAL	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
CLARENDON HOTEL	See OLD AMERICAN HOTEL	928 MAIN
CLARKE HOTEL / ROOMS	CONVERTED TO 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 & 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 – See OLD CONTINENTAL	1390 GRANVILLE
CORONA HOTEL	See AMBASSADOR HOTEL (A)	1212 GRANVILLE
CORDOVA LODGE	DEMOLISHED	146 E CORDOVA

NAME	COMMENT	ADDRESS
CORDOVA'S RESIDENCE		56 E CORDOVA
CORDOVA ROOMS	See CORDOVA'S RESIDENCE	56 E CORDOVA
COSMOPOLITAN HOTEL		31 W HASTINGS
COSY CORNER INN		412 COLUMBIA
CREEKSIDE RESIDENCES		796 MAIN
CROWN HOTEL (A)	DEMOLISHED	1036 GRANVILLE
CROWN HOTEL (B)	See CANSINO HOTEL	24 W CORDOVA
CUOMO / CUOMO'S ROOMS	See THE VIVIAN	512 E CORDOVA
DANNY'S INN		317 CAMBIE
DANNY'S ROOMS	See DANNY'S INN	317 CAMBIE
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 ROOMS		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 INTERNATIONAL VILLAGE	500 DUNSMUIR
DUNSMUIR HOUSE	See DUNSMUIR INTERNATIONAL VILLAGE	500 DUNSMUIR
DUNSMUIR INTERNATIONAL VILLAGE		500 DUNSMUIR
EAGLE APTS	DEMOLISHED	734 KEEFER
EAST HOTEL	CONVERTED TO 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	DWELLING UNITS	1245 E PENDER
EGREMONT ROOMS	DEMOLISHED	500 BURRARD
ELCHO / ELSHO APTS	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	CONVERTED TO DWELLING UNITS	440 RICHARDS
EMPIRE HOTEL	See BRANDIZ HOTEL	122 E HASTINGS
EUROPE HOTEL	CONVERTED TO NON-MARKET	43 POWELL

NAME	COMMENT	ADDRESS
EUROPE HOTEL ANNEX	CONVERTED TO NON-MARKET – See EUROPE HOTEL	47 POWELL
EUREKA APARTMENTS	See PRINCESS ROOMS	215 PRINCESS
EVERGREEN ROOMS	CLOSED	333 COLUMBIA
FAN TOWER APTS	CONVERTED TO DWELLING UNITS	296 KEEFER
FERRARA COURT	DWELLING UNITS – CONVERTED TO NON-MARKET	504 E HASTINGS
FERRY HOTEL / ROOMS	CONVERTED TO NON-MARKET – See ALEXANDER RESIDENCE	58 ALEXANDER
FEY TOY ROOMS	See SHAKESPEARE ROOMS	224 E GEORGIA
FLINT APTS / RESIDENCE *		1516 POWELL
FORD HOTEL	See SIESTA HOTEL	936 GRANVILLE
FOUR-STAR ROOMS	See CREEKSIDE RESIDENCE	207 UNION
FOX'S APTS	DEMOLISHED	873 E HASTINGS
FRANCIS FAYE HOTEL	See PATRICK ANTHONY RESIDENCE	561 E HASTINGS
FRASER HOTEL	CONVERTED TO CONDOS	227 CARRALL
FRISCO HOTEL	See ALHAMBRA HOTEL	8 WATER
GARDEN HOTEL / ROOMS	See MAY WAH HOTEL	258 E PENDER
GASTOWN HOSTEL	See CAMBIE HOUSE	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 SAMESUN BACKPACKERS	1018 GRANVILLE
GLENHOLME APARTMENTS	DWELLING UNITS - CONVERTED TO OFFICES	1241 HOMER
GLOBAL VILLAGE BACKPACKERS	See SAMESUN BACKPACKERS	1018 GRANVILLE
GLORY HOTEL		204 CARRALL
GOLDEN CROWN HOTEL		116 W HASTINGS
GOLDEN STAR ROOMS		234 POWELL
GRAND HOTEL	DEMOLISHED	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	CONVERTED TO DWELLING UNITS	1129 GRANVILLE
GRAYCOURT HOTEL	See ROOSEVELT HOTEL	166 E HASTINGS
GRESHAM HOTEL	CONVERTED TO NON-MARKET	716 SMITHE
GUS ROOMS	See WALMAR ROOMS	67 E HASTINGS
HADDON HOTEL	See DRAKE HOTEL (A)	606 POWELL
HAM APARTMENTS	See PENDER RESIDENCE	832 E PENDER
HAMILTON HOTEL	DEMOLISHED	519 HAMILTON
HAMPTON HOTEL		124 POWELL
HAMPTON ROOMS		568 POWELL

NAME	COMMENT	ADDRESS
HARBOUR ROOMS		230 PRINCESS
HARBOURFRONT HOSTEL	CLOSED	209 HEATLEY
HARRISON BLOCK	See REX ROOMS	1190 E HASTINGS
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
HI-VANCOUVER CENTRAL	TOURIST (HOSTEL)	1025 GRANVILLE
HILDON HOTEL		50 W CORDOVA
HIP LUN ROOMS	DEMOLISHED	257 KEEFER
HOLBORN HOTEL / ROOMS		367 E HASTINGS
HOLLYWOOD APTS	DWELLING 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	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		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 HOTEL	828 W HASTINGS

NAME	COMMENT	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	See ROSS HOUSE	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
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

NAME	COMMENT	ADDRESS
MARINE ROOMS	CONVERTED TO 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 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 – See CENTRAL RESIDENCE	44 E CORDOVA
NEW COLUMBIA HOTEL		303 COLUMBIA
NEW DODSON HOTEL	See DODSON ROOMS	25 E HASTINGS
NEW EMPIRE HOTEL	See BRANDIZ HOTEL	122 E HASTINGS
NEW FOUNTAIN HOTEL	CONVERTED TO NON-MARKET – See 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 DWELLING UNITS	255 E GEORGIA
NEW WINGS HOTEL	See SEREENA'S PLACE	143 DUNLEVY
NEW WORLD HOTEL	See TAMURA HOUSE	390 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		205 MAIN
NORFOLK HOTEL / ROOMS	See STATE HOTEL	876 GRANVILLE
NORLAND ROOMS	See TOON WO FUNG ROOMS	73 E HASTINGS

NAME	COMMENT	ADDRESS	
OAKLAND ROOMS	See BLACKFRIAR ROOMS	1002	MAIN
OCEAN ROOMS	See TRIPLE SIX	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 –See CENTRAL RESIDENCE	48	E CORDOVA
OLYMPIA APTS/HOTEL/ROOMS	See SUNWEST HOTEL	341	E HASTINGS
OLYMPIC APARTMENTS	DWELLING UNITS - DEMOLISHED	406	E HASTINGS
OLYMPIC HOTEL	See SUNWEST HOTEL	341	E HASTINGS
ONSITE		137	E HASTINGS
ONTARIO ROOMS *		1610	FRANKLIN
ORANGE HALL APTS	DWELLING UNITS – CONVERTED TO NON-MARKET	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 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		403	E HASTINGS
PATRICK ANTHONY RESIDENCE		561	E HASTINGS
PENDER HOTEL		31	W PENDER
PENDER LODGE		431	E PENDER
PENDER PLACE HOTEL	See PICADILLY HOTEL	620	W PENDER
PENDER RESIDENCE		832	E PENDER
PENDER ROOMS	DEMOLISHED	820	W PENDER
PENNSYLVANIA HOTEL	See PORTLAND HOTEL	412	CARRALL
PHOENIX APTS		566	POWELL
PHOENIX HOTEL	See TOI SHAN BENEVOLENT ASSOCIATION	237	E HASTINGS
PHOENIX ROOMS		514	ALEXANDER
PICADILLY HOTEL		622	W PENDER

NAME	COMMENT	ADDRESS
PICADILLY ROOMS	See PICADILLY HOTEL	622 W PENDER
PINE CRANE VILLA	See PENDER LODGE	431 E PENDER
PINE ROOMS	DEMOLISHED	207 GORE
PLAZA HOTEL	DEMOLISHED	806 RICHARDS
PORTLAND HOTEL	CONVERTED TO NON-MARKET	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	See PRINCESS ROOMS (A)	215 PRINCESS
PRINCESS ROOMS (A)		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 / ROOMS	See ARNOLD APARTMENTS	1130 GRANVILLE
REGAL HOTEL		1046 GRANVILLE
REGAL PLACE HOTEL	CONVERTED TO NON-MARKET	144 W HASTINGS
REGENT HOTEL		160 E HASTINGS
REX ROOMS	See ST CLAIR 2	1190 E HASTINGS
RHODESIA APTS / ROOMS	DEMOLISHED	904 DAVIE
RIALTO HOTEL / ROOMS	DEMOLISHED	1140 GRANVILLE
RICE BLOCK		404 HAWKS
RICHARDS ROOMS	DEMOLISHED	520 RICHARDS
RICHMOND HOTEL / ROOMS	CONVERTED TO NON-MARKET – See SAKURA-SO HOTEL	374 POWELL
ROBSON HOTEL / LODGE *	CONVERTED TO DWELLING UNITS	1028 ROBSON
ROGER HOTEL	See PORTLAND HOTEL	412 CARRALL
ROOSEVELT HOTEL		166 E HASTINGS
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
ROSS HOUSE		313 ALEXANDER
ROYAL HOTEL	CONVERTED TO HOSTEL -See HI-VANCOUVER CENTRAL	1025 GRANVILLE
ROYAL MANOR INN *	See ONTARIO ROOMS	1610 FRANKLIN
ROYAL ROOMS	See GEE'S ROYAL ROOMS	237 MAIN
SAKURA-SO HOTEL	NON-MARKET	374 POWELL
SAMESUN BACKPACKERS	TOURIST (HOSTEL)	1018 GRANVILLE
SAMMYS ROOMS	See PACIFIC ROOMS	507 MAIN
SAVOY HOTEL		258 E HASTINGS
SEAVIEW APARTMENTS		362 ALEXANDER

NAME	COMMENT	ADDRESS
SECORD HOTEL	See MARR HOTEL	403 POWELL
SEREENA'S PLACE		143 DUNLEVY
SENATOR HOTEL	See AMBASSADOR HOTEL (A)	1212 GRANVILLE
SEYMOUR/CAMBIE HOSTEL	TOURIST (HOSTEL)	515 SEYMOUR
SHAKESPEARE ROOMS	DWELLING 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/AVALON HOTEL		165 W PENDER
SILVER HOTEL / ROOMS	See SILVER/AVALON HOTEL	175 W PENDER
SILVER LODGE	DEMOLISHED	176 POWELL
SKYLIGHT HOTEL	See PHOENIX HOTEL	237 E HASTINGS
SMILEY'S ROOMS	See THE VIVIAN	512 E CORDOVA
SONNY ROOMS / HOTEL	See DOWNTOWN BACKPACKERS HOSTEL	927 MAIN
SPINNING WHEEL INN	CONVERTED TO CONDOS	210 CARRALL
ST CLAIR NO. 2		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 – See STANLEY/NEW FOUNTAIN	21 W CORDOVA
STANLEY/NEW FOUNTAIN	NON-MARKET	21 W CORDOVA
STAR BEACH HAVEN		658 ALEXANDER
STAR ROOMS (A)	See ARLINGTON ROOMS (B)	575 E PENDER
STAR ROOMS (B)	See GOLDEN STAR ROOMS	234 POWELL
STAR ROOMS (C)	See THORNTON PARK HOTEL	956 MAIN
STATE HOTEL		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	CONVERTED TO CONDOS	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

NAME	COMMENT	ADDRESS
SUN DO ROOMS	DEMOLISHED	208 UNION
SUNLIGHT HOTEL	See SUNWEST HOTEL	341 E HASTINGS
SUNLITE ROOMS	See SUN AH ROOMS (B)	242 POWELL
SUNRISE HOTEL	CONVERTED TO NON-MARKET	101 E HASTINGS
SUN SUN ROOMS	CONVERTED	210 KEEFER
SUNWEST HOTEL		341 E HASTINGS
SYDNEY HOTEL	See MAY WAH HOTEL	258 E PENDER
TAMURA HOUSE		390 POWELL
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 & SUITES	1221 GRANVILLE
THE IRVING	See SUNRISE HOTEL	101 E HASTINGS
THE HASTINGS	See WASHINGTON HOTEL	177 E HASTINGS
THE VICTORIAN HOTEL	CONVERTED TO TOURIST HOTEL	514 HOMER
THE VIVIAN	CONVERTED TO NON-MARKET HOUSING	512 E CORDOVA
THORTON PARK HOTEL		956 MAIN
THREE STAR ROOMS	See FOUR STAR ROOMS	207 UNION
TOI SHAN BENEVOLENT		237 E HASTINGS
TOON WO FUNG ROOMS		71 E HASTINGS
TOTEM HOTEL	See GRANVILLE HOTEL	1261 GRANVILLE
TRAVELLER'S HOTEL		57 W CORDOVA
TREMONT HOTEL	See GLORY HOTEL	204 CARRALL
TRIPLE SIX		666 ALEXANDER
TUNG AH ROOMS	CONVERTED TO NON-MARKET – See 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
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		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 - See VICTORY HOUSE	391 POWELL
VICTORY HOUSE	DEMOLISHED	391 POWELL

NAME	COMMENT	ADDRESS	
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	DEMOLISHED	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	See ONSITE	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 HOTEL / 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

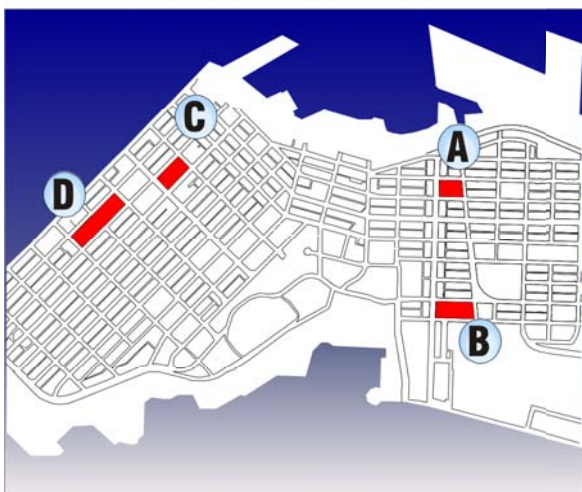
Appendix E: SRO Changes 1970-1990

ANNUAL PERCENT CHANGE IN THE SRO STOCK



The heavy losses of SRO units in the first half of the 1970s reflect several factors. Three of the most important involved City and other government actions - urban renewal projects, revised City codes and stronger enforcement of those codes, and the conversion of SROs to non-market housing.

MAJOR 1970s RENEWAL PROJECTS



While most of the demolitions associated with the “urban renewal” projects occurred in 1960s, there were four projects that were partially or wholly implemented in the early 1970s. All four projects involved the clearance of

entire blocks - the Court at 220 Main (See map - A), the east end of the Georgia Viaduct (B), the Block 42 portion of the Pacific Centre (C), and the Robson Courthouse project (D – although this was mostly cleared in the 1960s). These projects accounted for 600, or about one quarter, of the units lost in the 1970 to 1974 period.

At same time that these projects were proceeding, the City was also acting to improve conditions in the “skid row” area. In January 1973, City Council established the Skid Row Housing Committee, with the task of turning the Downtown Eastside/Gastown area into a safe and healthy community. Between 1973 and 1976, Council took a number of actions to upgrade the area.

Some of the actions related to improving services in the area. The Carnegie Centre, the multi-use centre (now the Evelyn Saller Centre), and the Fire Hall #2 renovation were approved in this period. More significant in terms of SRO housing were two other sets of actions.

The first set of actions was to increase the standards in regulatory by-laws and to enforce them more strictly. The Lodging House and Standards of Maintenance By-Laws establish guidelines and minimum standards for cleanliness, tenant service, maintenance, and management of SROs - ranging from minimum unit size, natural light requirements,

and the provision of hot water, to the cleanliness of floors and windows. The Fire By-Law has additional requirements such as those governing exiting, fire separation, and electrical outlets. The first phase of the Fire By-Law upgrading program began in mid-1974, focusing on Downtown Eastside buildings with more than 20 rooms.

While most buildings were brought into compliance with the new requirements, in other cases the investment required was too great and the buildings were closed, either voluntarily or by City order. City Planning (1977) estimated that by-law enforcement influenced the closure, conversion, or demolition of 2,300 rental units in the Downtown peninsula and Strathcona between 1974 and 1976.

The second set of actions was to replace some of the housing lost to the urban renewal projects and stricter by-law enforcement. Decisions were made in the early 70s to build non-market projects such as Oppenheimer, Roddan, and Antoinette Lodges, and to assist with others such as the acquisition of the Europe, Central, Ferry, and Oliver Hotels¹. While this increased the provision of secure rental housing in the area, about 280 SRO units were “lost” between 1970 and 1974 through being converted to non-market projects.

In late 1970s and early 1980s, there was a second peak in SRO losses, again partly associated with City actions in the form of a second push to improve the housing stock. Partly in response to complaints from the Downtown Eastside Residents’ Association (DERA) about the condition of some hotels, Council established a Downtown Housing Implementation Committee in late 1978. Composed of representatives from five different departments, the Committee was to develop and expedite a coordinated housing plan for the area - to bring about the rehabilitation of lodging houses through comprehensive by-law enforcement and Federal government assistance².

In 1979 and 1980, Council approved new upgraded standards in the Standards of Maintenance and Fire By-Laws, and a comprehensive inspection program began, focused on the parts of the Downtown Eastside and Kiwassa where landlords were eligible for financial assistance to rehabilitate their buildings through the Federal Residential

Rehabilitation Assistance Program (RRAP).³ RRAP money was expected to ease the tension between the goals of *adequate* housing and *affordable* housing - enforcing standards to upgrade the quality of housing can act to reduce the amount of affordable housing, in the absence of financial assistance and price controls for rehabilitation. City support for creating non-market housing continued during this period, with Council adopting an annual target of building 100 new non-market units in the area.



EUROPE HOTEL - NON-MARKET HOUSING

The Downtown Housing - program did lead to SRO closures and to the net loss of units through renovations. However, regulations appear to have played less of a role in the 1978-1981 losses than in the early 1970s - a stronger development market seems to have been the more important factor. And of the 1,500 units lost during 1978-

¹The Stanley and New Fountain Hotels (21 W Cordova) were taken over by a non-profit housing group in 1972, but these hotels had been closed in the late 1960s, intended to be demolished for a parking lot. The hotels did not receive National Housing Act assistance until the late 70s, when they were taken over by GVHC.

² See Vancouver City (1978) and Vancouver City, Downtown Housing Implementation Committee (1979b)

³ See Howard (1984)

1981, 22% were lost through the construction of, or conversion to, non-market, and a further 20% were lost through conversion to rental dwelling units⁴.

SRO losses began to increase again in 1984, rising to a peak in 1986. Many of the removals from stock in 1984 and 1985 were associated with office and other commercial projects in the downtown area - the Burrard, Marshall, Midtown, and Palms Hotels were all removed in these years. But many of the closures and re-openings in 1985 and 1986 were associated with Expo '86⁵.

It has not been possible to establish how many units were converted to tourist use for Expo. The Social Planning Department did monitor hotels that had evicted tenants or had intentions of doing so. In checking Social Planning's lists against lists from 1975 and 1992 that provide information on the number of rooms rented daily, weekly, and monthly, it appears that: a) most of the hotels converted had a low proportion of monthly rentals in 1975, so the shift to all-daily rentals involved only a fraction of their rooms; and b) most of these hotels were back to weekly and monthly rentals by 1992, with the notable exception of the Ambassador Hotel (773 Seymour), which was demolished in 1987.

Olds (1989) estimates that 700 to 1,000 residents were displaced during Expo, mainly in February and March 1986, but both Olds and Social Planning (1987) note that almost all the hotels had switched back from tourist use by the following year. Consequently while the data series in Appendix F may underestimate the loss of units associated with Expo, conversions back to SRO use are also underestimated. But even if the net effect of Expo on the SRO stock was relatively small, the impact of displacement on SRO residents may have been severe.

Some SRO losses as a result of Expo'86 were anticipated, and in early 1984, the Expo Housing program was conceived to provide as many new or renovated non-market units as possible in time for Expo '86. At least eight non-market projects with over 700 units were provided in the Downtown Eastside and Downtown as part of this

program.⁶ Five of the projects were on land specifically purchased by the City for these projects.

⁴ The Richmond, New World, and Stanley/New Fountain Hotels were converted to non-market housing, while the Rose Garden Apartments were demolished for non-market housing. The largest of the buildings converted to dwelling units was the 190-room Stratford Hotel at 296 Keefer.

⁵ In terms of re-opened hotels, the principal exception to being related to Expo was the New World Hotel at 396 Powell, which re-opened as an SRO hotel after failing as a non-market housing project.

⁶ See City of Vancouver, Social Planning (1985)

Appendix F: Data Tables

TABLE F1: DOWNTOWN CORE SROS, JANUARY 1970 – JUNE 2007								
STOCK FIGURES ARE FOR JAN 1 EACH YEAR; EXCEPT FOR JUNE 2007* (JUNE 1). CHANGE FIGURES ARE FOR THE CHANGE DURING THAT YEAR								
YEAR	DOWNTOWN CORE TOTAL		DE.C.G.S		DOWNTOWN SOUTH		REST OF DOWNTOWN CORE	
	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE
1970	13,412	-325	9,577	-213	2,220	-112	1,615	0
1971	13,087	-327	9,364	-327	2,108	0	1,615	0
1972	12,760	-242	9,037	-7	2,108	-75	1,615	-160
1973	12,518	-587	9,030	-539	2,033	-22	1,455	-26
1974	11,931	-820	8,491	-628	2,011	-130	1,429	-62
1975	11,111	-518	7,863	-332	1,881	-159	1,367	-27
1976	10,593	-82	7,531	-28	1,722	-46	1,340	-8
1977	10,511	-46	7,503	-25	1,676	-21	1,332	0
1978	10,465	-357	7,478	-184	1,655	-84	1,332	-89
1979	10,108	-353	7,294	-315	1,571	-38	1,243	0
1980	9,755	-207	6,979	-198	1,533	-9	1,243	0
1981	9,548	-587	6,781	-328	1,524	-4	1,243	-255
1982	8,961	-202	6,453	-161	1,520	-14	988	-27
1983	8,759	-13	6,292	37	1,506	-50	961	0
1984	8,746	-209	6,329	-145	1,456	29	961	-93
1985	8,537	-326	6,184	-75	1,485	-40	868	-211
1986	8,211	37	6,109	175	1,445	-132	657	-6
1987	8,248	12	6,284	-105	1,313	120	651	-3
1988	8,260	-24	6,179	33	1,433	-57	648	0
1989	8,236	-175	6,212	-163	1,376	-12	648	0
1990	8,061	-186	6,049	-87	1,364	-23	648	-76
1991	7,875	-62	5,962	-38	1,341	-24	572	0
1992	7,813	-93	5,924	12	1,317	-70	572	-35
1993	7,720	-40	5,936	-42	1,247	2	537	0
1994	7,680	-171	5,894	-143	1,249	-8	537	-20
1995	7,509	-20	5,751	-21	1,241	1	517	0
1996	7,489	-16	5,730	-31	1,242	15	517	0
1997	7,473	-429	5,699	-180	1,257	-249	517	0
1998	7,044	-337	5,519	-202	1,008	-123	517	-12

**TABLE F1: DOWNTOWN CORE SROS, JAN 1970 – JUNE 2007
(CONTINUED)**

STOCK FIGURES ARE FOR JAN 1 EACH YEAR; EXCEPT FOR JUNE 2007* (JUNE 1). CHANGE FIGURES ARE FOR THE CHANGE DURING THAT YEAR

YEAR	DOWNTOWN CORE TOTAL		DE.C.G.S		DOWNTOWN SOUTH		REST OF DOWNTOWN CORE	
	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE
1999	6,707	-137	5,317	-22	885	-52	505	-63
2000	6,570	-184	5,295	-178	833	0	442	-6
2001	6,386	123	5,117	123	833	0	436	0
2002	6,509	-65	5,240	5	833	-64	436	-6
2003	6,444	-258	5,245	-136	769	-119	430	-3
2004	6,186	41	5,109	44	650	10	427	-13
2005	6,227	-47	5,153	-36	660	-7	414	-4
2006	6,180	-136	5,117	-121	653	0	410	-15
2007	6,044	-59	4,996	-4	653	-8	395	-47
2007*	5,985		4,992		645		348	

TABLE F2: TOTAL NON-MARKET, DOWNTOWN CORE, JANUARY 1970 – JUNE 2007

STOCK FIGURES ARE FOR JAN 1 EACH YEAR; EXCEPT FOR JUNE 2007* (JUNE 1). CHANGE FIGURES ARE FOR THE CHANGE DURING THAT YEAR

YEAR	DOWNTOWN CORE TOTAL		DE.C.G.S		DOWNTOWN SOUTH		REST OF DOWNTOWN CORE	
	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE
1970	535	440	535	300	0	0	0	140
1971	975	50	835	50	0	0	140	0
1972	1,025	82	885	82	0	0	140	0
1973	1,107	0	967	0	0	0	140	0
1974	1,107	315	967	315	0	0	140	0
1975	1,422	7	1,282	7	0	0	140	0
1976	1,429	78	1,289	78	0	0	140	0
1977	1,507	173	1,367	173	0	0	140	0
1978	1,680	89	1,540	89	0	0	140	0
1979	1,769	130	1,629	130	0	0	140	0
1980	1,769	0	1,629	0	0	0	140	0
1981	1,899	112	1,759	112	0	0	140	0
1982	2,011	290	1,871	290	0	0	140	0
1983	2,301	160	2,161	160	0	0	140	0
1984	2,461	96	2,321	96	0	0	140	0
1985	2,557	203	2,417	203	0	0	140	0
1986	2,760	213	2,620	126	0	87	140	0
1987	2,973	183	2,746	183	87	0	140	0
1988	3,156	398	2,929	314	87	0	140	84
1989	3,554	278	3,243	135	87	143	224	0
1990	3,832	219	3,378	219	230	0	224	0
1991	4,051	137	3,597	105	230	32	224	0
1992	4,188	184	3,702	0	262	110	224	74
1993	4,372	377	3,702	179	372	126	298	72
1994	4,749	0	3,881	0	498	0	370	0
1995	4,749	-119	3,881	0	498	21	370	-140
1996	4,630	67	3,881	67	519	0	230	0
1997	4,697	105	3,948	15	519	90	230	0
1998	4,802	357	3,963	220	609	0	230	137
1999	5,159	261	4,183	168	609	0	367	93
2000	5,420	373	4,351	237	609	136	460	0
2001	5,793	56	4,588	-4	745	0	460	60

TABLE F2: TOTAL NON-MARKET, DOWNTOWN CORE, JAN 1970 – JUNE 2007 (CONTINUED)

STOCK FIGURES ARE FOR JAN 1 EACH YEAR; EXCEPT FOR JUNE 2007* (JUNE 1). CHANGE FIGURES ARE FOR THE CHANGE DURING THAT YEAR

YEAR	DOWNTOWN CORE TOTAL		DE.C.G.S		DOWNTOWN SOUTH		REST OF DOWNTOWN CORE	
	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE
2002	5,849	303	4,584	138	745	63	520	102
2003	6,152	324	4,722	324	808	0	622	0
2004	6,476	21	5,046	21	808	0	622	0
2005	6,497	135	5,067	52	808	83	622	0
2006	6,632	0	5,119	0	891	0	622	0
2007	6,632	-4	5,119	-4	891	0	622	0
2007*	6,628		5,115		891	891		622

**TABLE F3: DOWNTOWN CORE NON-MARKET SINGLES
JAN 1970 – JUNE 2007**

STOCK FIGURES ARE FOR JAN 1 EACH YEAR; EXCEPT FOR JUNE 2007* (JUNE 1). CHANGE FIGURES ARE FOR THE CHANGE DURING THAT YEAR

YEAR	DOWNTOWN CORE TOTAL		DE.C.G.S		DOWNTOWN SOUTH		REST OF DOWNTOWN CORE	
	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE
1970	256	301	366	161	0	0	-	140
1971	557	50	527	50	0	0	140	0
1972	607	82	577	82	0	0	140	0
1973	689	0	659	0	0	0	140	0
1974	689	315	659	315	0	0	140	0
1975	1,004	0	974	0	0	0	140	0
1976	1,004	78	974	78	0	0	140	0
1977	1,082	173	1,052	173	0	0	140	0
1978	1,255	89	1,225	89	0	0	140	0
1979	1,344	130	1,314	130	0	0	140	0
1980	1,344	0	1,204	0	0	0	140	0
1981	1,474	112	1,444	112	0	0	140	0
1982	1,586	187	1,556	187	0	0	140	0
1983	1,773	160	1,743	160	0	0	140	0
1984	1,933	79	1,903	79	0	0	140	0
1985	2,012	198	1,982	198	0	0	140	0
1986	2,210	199	2,180	112	0	87	140	0
1987	2,409	150	2,292	150	87	0	140	0
1988	2,559	345	2,442	261	87	0	140	84
1989	2,904	278	2,703	135	87	143	224	0
1990	3,182	219	2,838	219	230	0	224	0
1991	3,401	76	3,057	44	230	32	224	0
1992	3,477	128	3,101	0	262	110	224	18
1993	3,605	338	3,101	152	372	126	242	60
1994	3,943	0	3,253	0	498	0	302	0
1995	3,943	-119	3,253	0	498	21	302	-140
1996	3,824	67	3,253	67	519	0	162	0
1997	3,891	105	3,320	15	519	90	162	0
1998	3,996	217	3,335	203	609	0	162	14
1999	4,213	168	3,538	168	609	0	176	0
2000	4,381	373	3,706	237	609	136	176	0
2001	4,754	-3	3,943	-4	745	0	176	1

**TABLE F3: DOWNTOWN CORE NON-MARKET SINGLES
JAN 1970 – JUNE 2007 (CONTINUED)**

STOCK FIGURES ARE FOR JAN 1 EACH YEAR; EXCEPT FOR JUNE 2007* (JUNE 1). CHANGE FIGURES ARE FOR THE CHANGE DURING THAT YEAR

YEAR	DOWNTOWN CORE TOTAL		DE.C.G.S		DOWNTOWN SOUTH		REST OF DOWNTOWN CORE	
	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE
2002	4,751	159	3,939	86	745	63	177	10
2003	4,910	324	4,025	324	808	0	187	0
2004	5,234	21	4,349	21	808	0	187	0
2005	5,255	135	4,370	52	808	83	187	0
2006	5,390	0	4,422	0	891	0	187	0
2007	5,390	-4	4,422	-4	891	0	187	0
2007*	5,386		4,418		891		187	

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