

EXPLANATION

**A By-law to amend the Parking By-law
Re: Housekeeping and
Heritage and parking in lieu in heritage areas and HA-1A zoning district**

On April 15, 2014, Council amended the Parking By-law to make housekeeping changes regarding heritage sites and parking in lieu in heritage areas, to add the HA-1A zoning district, as part of the Downtown Eastside Local Area Plan. The HA-2 zoning district was removed from the amending By-law inadvertently. Enactment of the attached By-law will correct that error.

Director of Legal Services
April 29, 2014

792

Text amendment

Re: Housekeeping and
Heritage and parking in lieu
In heritage areas and HA-1A zoning district

BY-LAW NO. _____

A By-law to amend Parking By-law No. 6059

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Parking By-law.
2. Council strikes out section 4.12.1(b), and substitutes:

“(b) residential purposes not designated under a heritage designation by-law or placed on a heritage list and located within the HA-1 (Chinatown), HA-1A (Chinatown South), HA-2 (Gastown) and HA-3 (Yaletown) zones or within the Downtown Official Development Plan Sub-Area C2 (Victory Square) zone.”
3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2014

Mayor

City Clerk

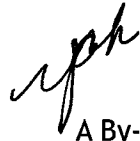
EXPLANATION

**A By-law to amend the Downtown District ODP
regarding the Downtown Eastside Local Area Plan**

After the public hearing on April 1, 2014, on April 15, 2014 Council resolved to amend the Downtown District Official Development Plan to support the Downtown Eastside Local Area Plan. The Director of Planning has advised that there are no prior to conditions, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
April 29, 2014

Downtown Official Development Plan
Re: Downtown Eastside Local Area Plan



BY-LAW NO. _____

A By-law to amend Downtown
Official Development Plan By-law No. 4912

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Downtown Official Development Plan By-law.
2. In the part of the By-law entitled "Definitions":

- (a) Council strikes out the definitions of "Low cost housing" and "Social housing" and substitutes:

" "Secured market rental housing" means a development or part of a development, used only as market rental housing, which has a covenant or housing agreement registered against title restricting its use to market rental housing, for the longer of 60 years of the life of the building, or for such other term as may be agreed upon by the city and the owner."

"Social Housing" means rental housing:

- (a) in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication;
- (b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
- (c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require;

except that in the HA-2 district; in the area of the FC-1 district located north of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive; in the Downtown-Eastside Oppenheimer district; and in the area of the Downtown

district denoted as C2 on Map 1 of the Downtown Official Development Plan; social housing means rental housing:

- (d) in which at least one third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;
- (e) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
- (f) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require."

3. Council strikes out "low cost housing" wherever it appears and substitutes "social housing" and Council strikes out the words "low cost or" wherever they appear.

4. In Section 1 - Land Use, Council:

- (a) renumbers paragraphs "2A", "2B" and "3" as paragraphs "3", "4" and "6"; and
- (b) after renumbered paragraph "4" adds:

"5. In the area denoted by the letter 'C2' on Map 1, the following uses may be permitted:

- (a) Micro dwelling, subject to section 11.26 of the Zoning and Development By-law." ; and
- (c) after renumbered paragraph "6", numbers each subsequent paragraph in numerical order as paragraphs "7", "8", "9", "10", "11", "12", "13", "14" "15" and "16".

5. Council strikes out section 4(b) of Section 3 - Density and substitutes:

- "(b) in the area denoted by the letter 'C2' on Map 1, if social housing comprises more than two-thirds of the floor space ratio or if secured market rental housing comprises all of the residential units, on a site with a maximum frontage of 23m, the Development Permit Board may permit an increase in density to a maximum floor space ratio of 6.00 if the Development Permit Board first considers:
 - (i) the intent of this official development plan,

EXPLANATION**A By-law to amend the Downtown Eastside Oppenheimer District ODP
regarding the Downtown Eastside Local Area Plan**

After the public hearing on April 1, 2014, on April 15, 2014 Council resolved to amend the Downtown Eastside Oppenheimer District Official Development Plan to support the Downtown Eastside Local Area Plan. The Director of Planning has advised that there are no prior conditions, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
April 29, 2014

Downtown Eastside Oppenheimer
Official Development Plan
Re: Downtown Eastside Local Area Plan



BY-LAW NO. _____

A By-law to amend Downtown
Eastside Oppenheimer Official Development Plan By-law No. 5532

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Downtown Eastside Oppenheimer Official Development Plan By-law.

2. In the Preamble, Council strikes out the second paragraph and substitutes:

“On [*date of adoption*], Vancouver City Council adopted the Downtown Eastside Local Area Plan, which contains additional goals and policies addressing the social, physical, historical and economic issues pertaining to this area and neighbouring areas.”

3. In Section 1 Application and Intent:

In Section 1.1, Council:

(a) at the end of the first paragraph, adds “(1982) and as part of the **Downtown Eastside Local Area Plan** (*insert year of adoption*)”;

(b) strikes out “Commercial Uses “ and substitutes:

“Commercial Uses

4) Improve the viability of commercial activity by encouraging the upgrading of existing commercial uses and the development of new local commercial uses which provide a wide range of goods and services to serve the diverse residents and workers in the Downtown Eastside Oppenheimer District.”; and

(c) at the end, adds:

“Aboriginal Community

21) Recognize the historical, cultural and contemporary connection of the Aboriginal people to the Downtown Eastside area and reinforce this through place-making opportunities and other initiatives.”

4. In Section 2 Definitions, Council:

- (a) re numbers sections 2.4, 2.5 and 2.6 as 2.5, 2.6 and 2.8;
- (b) strikes out the definition of "Social Housing" and substitutes:

"2.8 "Social Housing" means rental housing:

- (a) in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication;
- (b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
- (c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require;

except that in the HA-2 district; in the area of the FC-1 district located north of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive; in the Downtown-Eastside Oppenheimer district; and in the area of the Downtown district denoted as C2 on Map 1 of the Downtown Official Development Plan; social housing means rental housing:

- (d) in which at least one third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;
- (e) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
- (f) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the

freehold or leasehold title, with such priority of registration as the city may require.”; and

- (c) adds the following definitions in the appropriate alphabetical and numerical order:

2.4 “Micro dwelling”, means a self contained residential unit which is no less than 23.2 m² and no more than 29.7 m²

2.7 “Secured Market Rental Housing” means a development or part of a development, used only as market rental housing, which has a covenant or housing agreement registered against title restricting its use to market rental housing, for the longer of 60 years or the life of the building, or for such other term as may be agreed upon by the city and the owner.”

5. In section 4.2 **Uses**, at the end, Council:

- (a) renames paragraph “(e)”, “(f)”, “(g)”, “(h)” and “(i)” as “(f)”, “(g)”, “(h)”, “(i)” and “(j)”;
- (b) after paragraph “(d)” adds “(e) Micro dwelling, subject to section 11.26 of the Zoning and Development By-law.”

6. **4.5 Density:**

- (a) Council strikes out section 4.5.5;
- (b) Council re-numbers sections 4.5.2, 4.5.3, and 4.5.4 as 4.5.3, 4.5.4 and 4.5.5;
- (c) Council strikes out section 4.5.1 and substitutes:

“4.5.1 Subject to the provisions of subsection 4.5.2, the maximum density for any development shall be a floor space ratio of 1.0, except that the Development Permit Board may permit an increase in the maximum density:

- (a) to a maximum floor space ratio of 5.0, if at least 60% of the residential units comprising not less than 40% of the gross floor area above a floor space ratio of 1.0 are developed as social housing and the remaining 40% of the residential units comprising not more than 60% of the gross floor area above a floor space ratio of 1.0 are developed as secured market rental housing; or

- (b) to a maximum floor space ratio of 7.0 on corner sites if:

- (i) at least 60% of the residential units comprising not less than 40% of the gross floor area above a floor space ratio of 1.0 are developed as social housing and the remaining 40% of the residential units comprising not more than 60%

- of the gross floor area above a floor space ratio of 1.0 are developed as secured market rental,
- (ii) the corner site has a frontage no greater than 30.5 m, and
 - (iii) the Development Permit Board first considers:
 - (a) the intent of this Official Development By-law and all applicable Council policies and guidelines; and
 - (b) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas.

4.5.2 Despite the provisions of subsection 4.5.1, the Director of Planning or the Development Permit Board may permit an increase in the maximum floor space ratio to 1.5 for retail, service, manufacturing, or wholesale uses and accessory uses, if:

- (a) the uses are existing as of [*date of enactment*];
- (b) the uses are located on a site existing as of [*date of enactment*]; and
- (c) there is no conversion of existing residential floor area.”

7. In re-numbered sections 4.5.3 and 4.5.4, Council strikes out “floor space ratio” and substitutes “floor area”.

8. In re-numbered section 4.5.5, Council strikes out “Floor space” and substitutes “Floor area excluded pursuant to sections 4.5.3 and 4.5.4”.

9. Council strikes out the second paragraph of section 4.6.1, and substitutes:

“The Development Permit Board may permit an increase in the maximum height of a building to a maximum of 36.6 m for a development on a corner site in Sub-area 1 Main/Hastings, if:

- (a) the corner site has a frontage no greater than 30.5 m; and
- (b) the Development Permit Board first considers:
 - (i) the intent of this Official Development By-law and all applicable Council policies and guidelines, and
 - (ii) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas.”

10. In section 5.2 Uses, at the end, Council:

- (a) renames paragraph “(b)”, “(c)”, “(d)” and “(e)” as “(c)”, “(d)”, “(e)” and “(f)”; and
- (b) after paragraph “(a)” adds “(b) Micro dwelling, subject to section 11.26 of the Zoning and Development By-law.”

11. In section 5.5 Density:

- (a) Council re-numbers sections 5.5.2 and 5.5.3 as 5.5.3 and 5.5.4.;
- (b) Council strikes out section 5.5.1 and substitutes:

“5.5.1 Subject to the provisions of subsection 5.5.2, the maximum density for any development shall be a floor space ratio of 1.0, except that the Development Permit Board may permit an increase in the maximum density:

- (a) to a maximum floor space ratio of 2.5, if at least 60% of the residential units comprising not less than 40% of the gross floor area above a floor space ratio of 1.0 are developed as social housing and the remaining 40% of the residential units comprising not more than 60% of the gross floor area above a floor space ratio of 1.0 are developed as secured market rental housing; or
- (b) to a maximum floor space ratio of 4.5 if:
 - (i) the site has a frontage no greater than 45.7 m,
 - (ii) all residential units are social housing, and
 - (iii) the Development Permit Board first considers:
 - (a) the intent of this Official Development By-law and all applicable Council policies and guidelines; and
 - (b) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas;

5.5.2 Despite the provisions of subsection 5.5.1, the Director of Planning or the Development Permit Board may permit an increase in the maximum floor space ratio to 1.5 for retail, service, manufacturing, or wholesale uses and accessory uses, if:

- (a) the uses are existing as of [*date of enactment*];
- (b) the uses are located on a site existing as of [*date of enactment*]; and

(c) there is no conversion of existing residential floor area.”

12. In re-numbered section 5.5.3, Council:

- (a) strikes out “floor space ratio” and substitutes “floor area”; and
- (b) strikes out paragraph (e) and substitutes:

“the area of exterior walls that exceeds 152 mm to a maximum exclusion of 152 mm, as recommended by a Building Envelope Professional to control building envelope leaks, and:

- (i) up to 51 mm in exterior walls that fall under Part 9 of the Building By-law, which provide RSI 2.88 (R-16) thermal insulation,
- (i) up to 333 mm in exterior walls that fall under Part 9 of the Building By-law, which provide greater than effective RSI 3.85 (R-22) thermal insulation,
- (ii) up to 533 mm in exterior walls that fall under Part 9 of the Building By-law, which provide greater than effective RSI 3.85 (R-22) of thermal insulation as verified by a Registered Professional, and
- (iv) up to 127 mm in exterior walls that fall under Part 3 of the Building By-law, which provide RSI 2.65 (R-15) thermal insulation in the overall wall surface as verified by a Registered Professional,

except that this section is not to apply to exterior walls in existence before May 31, 2011.”

13. In re-numbered section 5.5.4 Council strikes out “floor space ratio” and substitutes “floor area”.

14. After re-numbered section 5.5.4., Council adds:

“5.5.5. Floor area excluded pursuant to sections 5.5.3. and 5.5.4. shall not be put to any use other than that which justified the exclusion.”

15. Council strikes out the second paragraph of section 5.6.1, and substitutes:

“The Development Permit Board may permit an increase in the maximum height of a building to a maximum of 22.8 m if

- (a) site has a frontage no greater than 45.7 m;
- (b) all residential units are social housing; and
- (c) the Development Permit Board first considers:
 - (i) the intent of this Official Development By-law and all applicable Council policies and guidelines, and
 - (ii) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas.”

16. In Section 6, Council strikes out the words “Japanese Village” wherever they appear and substitutes “Japantown”.

17. In Section 6.1, Council:

- (a) at the end of the first paragraph , strikes out “.” and adds “of the Downtown Eastside Oppenheimer area.”;
- (b) in the second paragraph strikes out “core of” and substitutes “heart of historic”; and
- (c) in the second paragraph strikes out “character area”.

18. In section 6.2 Uses Council:

- (a) renames paragraphs “(e)”, “(f)”, “(g)” and “(h)” as “(f)”, “(g)”, “(h)” and “(i)”; and
- (b) after paragraph “(d)” adds “(e) Micro dwelling, subject to section 11.26 of the Zoning and Development By-law.”

19. In section 6.5 Density:

- (a) Council re-numbers sections 6.5.2 and 6.5.3 as 6.5.3 and 6.5.4.;
- (b) Council strikes out section 6.5.1 and substitutes:

“6.5.1 Subject to the provisions of subsection 6.5.2, the maximum floor space ratio for any development shall be 1.0, except that the Development Permit Board may permit an increase in the maximum density:

- (a) to a maximum floor space ratio of 2.5, if at least 60% of the residential units comprising not less than 40% of the gross floor area above a floor space ratio of 1.0 are developed as social housing and the remaining 40% of the residential units comprising not more than 60% of the gross floor area above a floor space ratio of 1.0 are developed as secured market rental housing; or
- (b) to a maximum floor space ratio of 4.5 if:
 - (i) the site has a frontage no greater than 45.7 m,
 - (ii) all residential units are social housing, and
 - (iii) the Development Permit Board first considers:
 - (a) the intent of this Official Development By-law and all applicable Council policies and guidelines; and
 - (b) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views; with an emphasis on preserving and strengthening prevailing context and mitigating

the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas;

6.5.2. Despite the provisions of subsection 6.5.1, the Director of Planning or the Development Permit Board may permit an increase in the maximum floor space ratio to 1.5 for retail, service, manufacturing, or wholesale uses and accessory uses, if:

- (a) the uses are existing as of [*date of enactment*];
- (b) the uses are located on a site existing as of [*date of enactment*];
and
- (c) there is no conversion of existing residential floor area.”

20. In re-numbered section 6.5.3, Council:

- (a) strikes out “floor space ratio” and substitutes “floor area”; and
- (b) strikes out paragraph (e) and substitutes:

“the area of exterior walls that exceeds 152 mm to a maximum exclusion of 152 mm, as recommended by a Building Envelope Professional to control building envelope leaks, and:

- (i) up to 51 mm in exterior walls that fall under Part 9 of the Building By-law, which provide RSI 2.88 (R-16) thermal insulation,
- (ii) up to 333 mm in exterior walls that fall under Part 9 of the Building By-law, which provide greater than effective RSI 3.85 (R-22) thermal insulation,
- (iii) up to 533 mm in exterior walls that fall under Part 9 of the Building By-law, which provide greater than effective RSI 3.85 (R-22) of thermal insulation as verified by a Registered Professional, and
- (iv) up to 127 mm in exterior walls that fall under Part 3 of the Building By-law, which provide RSI 2.65 (R-15) thermal insulation in the overall wall surface as verified by a Registered Professional,

except that this section is not to apply to exterior walls in existence before May 31, 2011.”

21. In re-numbered section 6.5.4 Council strikes out “floor space ratio” and substitutes “floor area”.

22. After re-numbered section 6.5.4., Council adds:

“6.5.5. Floor area excluded pursuant to sections 6.5.3.and 6.5.4. shall not be put to any use other than that which justified the exclusion.”

23. Council strikes out the second paragraph of section 6.6.1, and substitutes:

“The Development Permit Board may permit an increase in the maximum height of a building to a maximum of 22.8 m if

- (a) the site has a frontage no greater than 45.7 m;
- (b) all residential units are social housing, and
- (c) the Development Permit Board first considers:
 - (i) the intent of this Official Development By-law and all applicable Council policies and guidelines; and
 - (ii) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas;”

24. In section 7.2 Uses Council:

- (a) renames paragraphs “(d)”, “(e)”, “(f)”, “(g)”, “(h)” and “(i)” as “(e)”, “(f)”, “(g)”, “(h)”, “(i)” and “(j)”; and
- (b) after paragraph “(c)” adds “(d) Micro dwelling, subject to section 11.26 of the Zoning and Development By-law.”

25. In section 7.5 Density:

- (a) Council re-numbers sections 7.5.2 and 7.5.3 as 7.5.3 and 7.5.4.;
- (b) Council strikes out section 7.5.1 and substitutes:

“7.5.1 Subject to the provisions of subsection 7.5.2, the maximum floor space ratio for any development shall be 1.0, except that the Development Permit Board may permit an increase in the maximum density:

- (a) to a maximum floor space ratio of 2.5, if at least 60% of the residential units comprising not less than 40% of the gross floor area above a floor space ratio of 1.0 are developed as social housing and the remaining 40% of the residential units comprising not more than 60% of the gross floor area above a floor space ratio of 1.0 are developed as secured market rental housing; or
- (b) to a maximum floor space ratio of 4.5 if:
 - (i) the site has a frontage no greater than 45.7 m,
 - (ii) all residential units are social housing, and
 - (iii) the Development Permit Board first considers:
 - (a) the intent of this Official Development By-law and all applicable Council policies and guidelines; and
 - (b) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and

strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas;

7.5.2. Despite the provisions of subsection 7.5.1, the Director of Planning or the Development Permit Board may permit an increase in the maximum floor space ratio to 1.5 for retail, service, manufacturing, or wholesale uses and accessory uses, if:

- (a) the uses are existing as of *[date of enactment]*;
- (b) the uses are located on a site existing as of *[date of enactment]*; and
- (c) there is no conversion of existing residential floor area.”

26. In re-numbered section 7.5.3, Council:

- (a) strikes out “floor space ratio” and substitutes “floor area”; and
- (b) at the end of paragraph (d) strikes out “.” and substitutes “;and” and then adds:

“(e) the area of exterior walls that exceeds 152 mm to a maximum exclusion of 152 mm, as recommended by a Building Envelope Professional to control building envelope leaks, and:

- (i) up to 51 mm in exterior walls that fall under Part 9 of the Building By-law, which provide RSI 2.88 (R-16) thermal insulation,
- (ii) up to 333 mm in exterior walls that fall under Part 9 of the Building By-law, which provide greater than effective RSI 3.85 (R-22) thermal insulation,
- (iii) up to 533 mm in exterior walls that fall under Part 9 of the Building By-law, which provide greater than effective RSI 3.85 (R-22) of thermal insulation as verified by a Registered Professional, and
- (iv) up to 127 mm in exterior walls that fall under Part 3 of the Building By-law, which provide RSI 2.65 (R-15) thermal insulation in the overall wall surface as verified by a Registered Professional,

except that this section is not to apply to exterior walls in existence before May 31, 2011.”

27. In re-numbered section 7.5.4 Council strikes out “floor space ratio” and substitutes “floor area”.

28. After re-numbered section 7.5.4., Council adds:

“7.5.5. Floor area excluded pursuant to sections 7.5.3. and 7.5.4. shall not be put to any use other than that which justified the exclusion.”

29. Council strikes out the second paragraph of section 7.6.1, and substitutes:

“The Development Permit Board may permit an increase in the maximum height of a building to a maximum of 22.8 m if:

- (a) the site has a frontage no greater than 45.7 m;
- (b) all residential units are social housing, and
- (c) the Development Permit Board first considers:
 - (i) the intent of this Official Development By-law and all applicable Council policies and guidelines; and
 - (ii) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas;”

30. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

31. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2014

Mayor

City Clerk

EXPLANATION

**A By-law to amend the Single Room Accommodation By-law
regarding liveability, affordability and maintenance of
existing stock and housekeeping and
the Downtown Eastside Local Area Plan**

After the public hearing on April 1, 2014, on April 15, 2014 Council resolved to amend the Single Room Accommodation By-law to support the Downtown Eastside Local Area Plan. The Director of Planning has advised that there are no prior to conditions, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
April 29, 2014

 BY-LAW NO. _____

**A By-law to amend
Single Room Accommodation By-law No. 8733
regarding liveability, affordability and maintenance of
existing stock and housekeeping**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions and schedules of the Single Room Accommodation By-law.
2. Council strikes out “Managing Director of Social Development” wherever it occurs and substitutes “Chief Housing Officer”.
3. In section 1.4, Council strikes out “and B” and substitutes “, B and C”.
4. In section 3.1, at the end of subparagraph 3.1(c), Council strikes out “; or” and substitutes “.”.
5. In section 4, Council:
 - (a) in section 4.2:
 - (i) strikes out the title and substitutes “**Application to Council for conversion or demolition permit**”, and
 - (ii) at the beginning, strikes out “An” and substitutes “Subject to the provisions of section 4.3, an”;
 - (b) strikes out section 4.12 and renumbers sections 4.3, 4.4, 4.4A, 4.5, 4.6, 4.7, 4.8, 4.9, 4.10, 4.11, 4.13, and 4.14 as 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 4.10, 4.11, 4.12, 4.13, 4.14, and 4.15 respectively;
 - (c) after section 4.2 adds:

“Application to Chief Housing Officer for conversion or demolition permit

4.3 Despite the provisions of section 4.2, an owner may apply to the Chief Housing Officer for a permit approving the conversion or demolition of a designated room if:

 - (a) the applicant is a provider of social housing;

- (b) the conversion or demolition consists of upgrading a designated room to add bathroom and cooking facilities;
 - (c) the designated room will be used as social housing after the conversion or demolition; and
 - (d) the upgraded designated room is secured as social housing through a housing agreement registered on title to the satisfaction of the Director of Legal Services.”;
- (d) in renumbered section 4.4:
- (i) strikes out “An applicant for a conversion or demolition permit” and substitutes “An applicant for a conversion or demolition permit, pursuant to sections 4.2 or 4.3”;
 - (ii) in paragraph 4.4(c), strikes out “records required under the Hotel Guest Registration Act or Hotel Room Tax Act, tax assessment records, guest ledgers, rent rolls, and daily rent receipts” and substitutes “records including guest ledgers and rent rolls,”;
 - (iii) in paragraph 4.4(d), at the end, strikes out “and”;
 - (iv) in paragraph 4.4(e), at the beginning, adds “for an application pursuant to section 4.2,” and, at the end, strikes out “.” and substitutes “; and”, and
 - (v) after paragraph 4.4(e), adds:
 - “(f) for an application pursuant to section 4.3, in addition to any application or other fee levied under any other city by-law, a non-refundable application fee of:
 - (i) \$100.00 in respect of the first 10 designated rooms, and
 - (ii) \$10.00 in respect of each additional designated room to a maximum of \$600.00.”;
- (e) in renumbered section 4.5, strikes out “An applicant for a conversion or demolition permit” and substitutes “An applicant for a conversion or demolition permit, pursuant to sections 4.2 or 4.3”;
- (f) in renumbered section 4.6, after “Council”, adds “or the Chief Housing Officer”;
- (g) in renumbered section 4.7:
- (i) after “Council”, adds “or the Chief Housing Officer”;
 - (ii) in 4.7.(a) after “Council”, adds “or the Chief Housing Officer”;

- (iii) strikes out 4.7(c), and
- (iv) renames “4.7(d)” and “4.7(e)” as “4.7(c)” and “4.7(d)” respectively;
- (h) in renumbered section 4.8:
 - (i) strikes out paragraphs 4.8(e) and 4.8(h),
 - (ii) renames paragraphs 4.8(f) and 4.8(g) as 4.8(e) and 4.8(f) respectively, and at the end of renamed 4.8(f), strikes out “;” and substitutes “.”, and
 - (iii) wherever the word “Council” appears, add “or the Chief Housing Officer”;
- (i) in renumbered section 4.9:
 - (i) strikes out “4.6” and substitutes “4.8”,
 - (ii) after “Council”, adds “or the Chief Housing Officer”, and
 - (iii) strikes out “4.9” and substitutes “4.11”;
- (j) in renumbered section 4.10 wherever the word “Council” appears, add “or the Chief Housing Officer”;
- (k) in renumbered section 4.11 wherever the word “Council” appears, add “or the Chief Housing Officer”;
- (l) in renumbered section 4.12:
 - (i) strikes out “4.8” and substitutes “4.10”, and
 - (ii) wherever the word “Council” appears, adds “or the Chief Housing Officer”; and
- (m) in renumbered section 4.15:
 - (i) strikes out “4.5(a)” and “4.5(e)” and substitutes “4.7(a)” and “4.7(d)” respectively; and
 - (ii) after the word “Council” adds “or the Chief Housing Officer”.

6. Council repeals Schedules A, B and C of this By-law, and substitutes Schedules A, B and C attached to this By-law, which new Schedules A, B and C are to form part of this By-law.

7. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

8. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2014

Mayor

City Clerk

SCHEDULE A

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
1	210 ABBOTT ST.	PARCEL IDENTIFIER: 015-713-237 LOT 7 BLOCK 2 OLD GRANVILLE TOWNSITE PLAN 168	214 & 216 ABBOTT ST.	DOMINION HOTEL
2	320 ABBOTT ST.	PARCEL IDENTIFIER: 006-306-993 THE SOUTH 1/2 OF LOT 8 BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 168		METROPOLE HOTEL
3	404 ABBOTT ST.	PARCEL IDENTIFIER: 006-854-796 LOT 1 BLOCK 29 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 006-854-826 LOT 2 BLOCK 29 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 006-854-842 THE WEST 10 FEET OF LOT 3 BLOCK 29 DISTRICT LOT 541 PLAN 210	418, 402 & 420 ABBOTT ST.; 84 W HASTINGS ST.	ABBOTT MANSIONS
4	455 ABBOTT ST.	PARCEL IDENTIFIER: 007-826-991 LOT 22 BLOCK 28 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 007-827-032 LOT 23 BLOCK 28 DISTRICT LOT 541 PLAN 210		LOTUS HOTEL
5	90 ALEXANDER ST.	PARCEL IDENTIFIER: 015-705-455 LOT 9 BLOCK 2 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-705-471 LOT 10 BLOCK 2 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-705-544 LOT 11, EXCEPT PART IN REFERENCE PLAN 1441, BLOCK 2 DISTRICT LOT 196 PLAN 184.	103 COLUMBIA ST.; 91 & 99 POWELL ST.	ALEXANDER RESIDENCE
6	313 ALEXANDER ST.	PARCEL IDENTIFIER: 015-818-551 LOT 3 BLOCK 39 DISTRICT LOT 196 PLAN 196		KENWORTH ROOMS

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
7	362 ALEXANDER ST.	PARCEL IDENTIFIER: 015-605-540 LOT 19 BLOCK 40 DISTRICT LOT 196 PLAN 196		SEAVIEW APARTMENTS
8	500 & 502 ALEXANDER ST.	PARCEL IDENTIFIER: 015-602-923 LOT 1 BLOCK 42 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-602-931 LOT 2 BLOCK 42 DISTRICT LOT 196 PLAN 196	120 JACKSON AVE.	INTERNATIONA L INN
9	504 ALEXANDER ST.	PARCEL IDENTIFIER: 015-602-966 LOT 3 BLOCK 42 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-602-991 THE WEST 15 FEET OF LOT 4 BLOCK 42 DISTRICT LOT 196 PLAN 196		DECKER RESIDENCE
10	514 ALEXANDER ST.	PARCEL IDENTIFIER: 015-603-130 LOT 8 BLOCK 42 DISTRICT LOT 196 PLAN 196		PHOENIX APARTMENTS
11	610 ALEXANDER ST.	PARCEL IDENTIFIER: 015-598-136 LOT 2 BLOCK 43 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-598-144 LOT 3 BLOCK 43 DISTRICT LOT 196 PLAN 196	612 ALEXANDER ST.	LAUREL APARTMENTS
12	658 ALEXANDER ST.	PARCEL IDENTIFIER: 015-598-501 LOT 12 BLOCK 43 DISTRICT LOT 196 PLAN 196		STAR BEACH HAVEN
13	666 ALEXANDER ST.	PARCEL IDENTIFIER: 015-598-560 LOT 14 BLOCK 43 DISTRICT LOT 196 PLAN 196		OCEAN ROOMS
14	58 ALEXANDER ST.	PARCEL IDENTIFIER: 015-705-439 LOT 8 BLOCK 2 DISTRICT LOT 196 PLAN 184	59 POWELL ST.	ALEXANDER RESIDENCE

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
15	310 ALEXANDER ST.	PARCEL IDENTIFIER: 015-605-396 LOT 3 BLOCK 40 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER:015-605-400 LOT 4 BLOCK 40 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER:015-605-418 AMENDED LOT 5 (EXPLANATORY PLAN 3239) BLOCK 40 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-605-426 AMENDED LOT 6 (EXPLANATORY PLAN 3239) BLOCK 40 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-605-434 AMENDED LOT 7 (EXPLANATORY PLAN 3239) BLOCK 40 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-605-451 LOT 8 BLOCK 40 DISTRICT LOT 196 PLAN 196	320 ALEXANDER ST.	VETERANS MEMORIAL MANOR
16	36 BLOOD ALLEY SQUARE	PARCEL IDENTIFIER: 015-713-318 LOT 11, EXCEPT PORTIONS IN REFERENCE PLAN 1457 AND 11078 BLOCK 2 OLD GRANVILLE TOWNSITE PLAN 168; PARCEL IDENTIFIER: 015-713-326 LOT 12, EXCEPT PART IN REFERENCE PLAN 11078, BLOCK 2 OLD GRANVILLE TOWNSITE PLAN 168 PARCEL IDENTIFIER: 015-713-334 LOT 13, EXCEPT PART IN REFERENCE PLAN 11078, BLOCK 2 OLD GRANVILLE TOWNSITE PLAN 168 ; PARCEL IDENTIFIER: 015-713-342 LOT 14, EXCEPT (A) THE EAST 26 FEET AND (B) PART IN REFERENCE PLAN 11078, BLOCK 2 OLD GRANVILLE TOWNSITE PLAN 168	30, 40, 44, 52 & 60 BLOOD ALLEY SQUARE; 23, 25, 33, 41, 45, 47, 49 & 51 W CORDOVA ST.	STANLEY/NEW FOUNTAIN

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
17	313 CAMBIE ST.	PARCEL IDENTIFIER: 004-253-183 LOT A OF LOTS 10 AND 11 BLOCK 11 DISTRICT LOT 541 PLAN 218; PARCEL IDENTIFIER: 004-253-248 AMENDED LOT B (SEE175514L) OF LOTS 10 AND 11 BLOCK 11 DISTRICT LOT 541 PLAN 218	315, 317, 319, 321, 323 & 325 CAMBIE ST.	DANNY'S INN/ROOMS
18	322 CAMBIE ST.	PARCEL IDENTIFIER: 011-747-684 THE SOUTH 25 FEET OF THE WEST 55 FEET OF LOT 8 BLOCK 4 OLD GRANVILLE TOWNSITE PLAN 168	324 CAMBIE ST.	MEVILLE ROOMS
19	340 CAMBIE ST.	PARCEL IDENTIFIER: 015-712-931 LOT D (REFERENCE PLAN 1645) OF LOTS 9 AND 10 BLOCK 4 OLD GRANVILLE TOWNSITE PLAN 168		GASTOWN HOSTEL
20	425 CAMPBELL AVE.	PARCEL IDENTIFIER: 004-766-105 LOT C (REFERENCE PLAN 342) OF LOTS 21 AND 22 BLOCK 66 DISTRICT LOT 181 PLAN 196	427 & 429 CAMPBELL AVE.	ST. ELMO HOTEL/ROOMS
21	204 CARRALL ST.	PARCEL IDENTIFIER: 014-292-491 THE SOUTH 42 FEET OF LOT 27 BLOCK 7 DISTRICT LOT 196 PLAN 184	202 & 206 CARRALL ST.	GLORY HOTEL
22	309 CARRALL ST.	PARCEL IDENTIFIER: 007-665-610 THE EAST PART OF LOT 1 (REFERENCE PLAN 132) BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 168	307, 313 & 315 CARRALL ST.; 2 & 6 W CORDOVA ST.	RAINIER HOTEL
23	412 CARRALL ST.	PARCEL IDENTIFIER: 003-545-725 LOT 1 BLOCK 13 DISTRICT LOT 196 PLAN 184		PENNSYLVANI A HOTEL
24	488 CARRALL ST.	PARCEL IDENTIFIER: 010-870-679 LOT A BLOCK 13 DISTRICT LOT 196 PLAN 6567		WEST HOTEL

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
25	303 COLUMBIA ST.	PARCEL IDENTIFIER: 015-691-241 LOT 16 BLOCK 8 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-691-276 LOT 17 BLOCK 8 DISTRICT LOT 196 PLAN 184	321 COLUMBIA ST.	NEW COLUMBIA HOTEL
26	351 COLUMBIA ST.	PARCEL IDENTIFIER: 005-320-861, Lot 18 and Parcel Identifier: 014-950-219, Lot 19 and Parcel Identifier: 014-950-481, Lot 20, all of Block 8 District Lot 196 Plan 184	369 & 375 COLUMBIA ST.	EVERGREEN ROOMS
27	412 COLUMBIA ST.	PARCEL IDENTIFIER: 015-670-775 LOT A (REFERENCE PLAN 213) OF 27 BLOCK 12 DISTRICT LOT 196 PLAN 184.	100 E HASTINGS ST.; 410 COLUMBIA ST.	COSY CORNER INN
28	414 COLUMBIA ST.	PARCEL IDENTIFIER: 005-242-991 THE SOUTH 50 FEET OF LOT 27 BLOCK 12 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 005-242-983 LOT 28 BLOCK 12 DISTRICT LOT 196 PLAN 184	416 & 420 COLUMBIA ST.; 106 E HASTINGS ST.	YIN PING BENEVOLENT SOC.
29	42 E CORDOVA ST.	PARCEL IDENTIFIER: 015-691-144 LOT 9 BLOCK 8 DISTRICT LOT 196 PLAN 184		CENTRAL RESIDENCE
30	50 E CORDOVA ST.	PARCEL IDENTIFIER: 012-633-861 LOT 11 BLOCK 8 DISTRICT LOT 196 PLAN 184	52 E CORDOVA ST.	WONDER ROOMS
31	54 E CORDOVA ST.	PARCEL IDENTIFIER: 015-691-217 LOT 12 BLOCK 8 DISTRICT LOT 196 PLAN 184	56 E CORDOVA ST.	CORDOVA'S RESIDENCE
32	100 E CORDOVA ST.	PARCEL IDENTIFIER: 024-756-989 PARCEL B BLOCK 9 DISTRICT LOT 196 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP45079	302 COLUMBIA ST.	BRIDGE HOUSING
33	139 E CORDOVA ST.	PARCEL IDENTIFIER: 004-410-785 LOT 15 BLOCK 6 DISTRICT LOT 196 PLAN 184		UNITED ROOMS

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
34	512 E CORDOVA ST.	PARCEL IDENTIFIER: 015-584-216 LOT 3 BLOCK 58 DISTRICT LOT 196 PLAN 196		SMILEY'S ROOMS
35	9 W CORDOVA ST.	PARCEL IDENTIFIER: 009-354-492 LOT B BLOCK 2 OLD GRANVILLE TOWNSITE PLAN 10753	1 W CORDOVA ST.	BOULDER ROOMS
36	50 W CORDOVA ST.	PARCEL IDENTIFIER: 015-713-067 LOT 5 BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 168		HILDON HOTEL
37	57 W CORDOVA ST.	PARCEL IDENTIFIER: 004-776-151 PARCEL A (REFERENCE PLAN 1457) OF LOT 11 BLOCK 2 OLD GRANVILLE TOWNSITE PLAN 168		TRAVELLER'S HOTEL
38	368 E CORDOVA ST.	PARCEL IDENTIFIER: 007-630-671 LOT A BLOCK 56 DISTRICT LOT 196 PLAN 15730		CORDOVA HOUSE
39	420 E CORDOVA ST.	PARCEL IDENTIFIER: 007-209-223 LOT B BLOCK 57 DISTRICT LOT 196 PLAN 18161	412 E CORDOVA ST.	HUGH BIRD RESIDENCE
40	450 E CORDOVA ST.	PARCEL IDENTIFIER: 007-756-836 LOT A BLOCK 57 DISTRICT LOT 196 PLAN 14669		OPPENHEIMER LODGE
41	535 E CORDOVA ST.	PARCEL IDENTIFIER: 007-584-466 LOT A BLOCK 53 DISTRICT LOT 196 PLAN 16055		ANTOINETTE LODGE
42	604 E CORDOVA ST.	PARCEL IDENTIFIER: 023-179-732 PARCEL A DISTRICT LOT 196 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP24681	616 E CORDOVA ST.	UNION GOSPEL MISSION

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
43	124 DUNLEVY AVE.	PARCEL IDENTIFIER: 015-589-277 LOT 1 BLOCK 41 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-589-285 LOT 2 BLOCK 41 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-589-293 LOT 3 BLOCK 41 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-589-307 LOT 4 BLOCK 41 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-589-315 LOT 5 BLOCK 41 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-589-331 LOT 6 BLOCK 41 DISTRICT LOT 196 PLAN 196		RODDAN LODGE
44	143 DUNLEVY AVE.	PARCEL IDENTIFIER: 011-948-302 LOT 22 BLOCK 40 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 011-948-311 LOT 23 BLOCK 40 DISTRICT LOT 196 PLAN 196	131,135 & 139 DUNLEVY AVE.; 395, 397 & 399 POWELL ST.	NEW WINGS HOTEL
45	500 DUNSMUIR ST.	PARCEL IDENTIFIER: 015-471-594 LOT 37 BLOCK 44 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-471-608 LOT 38 BLOCK 44 DISTRICT LOT 541 PLAN 210 ; PARCEL IDENTIFIER: 015-471-616 LOT 39 BLOCK 44 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-471-624 LOT 40 BLOCK 44 DISTRICT LOT 541 PLAN 210		DUNSMUIR HOUSE
46	208 E GEORGIA ST.	PARCEL IDENTIFIER: 015-644-278 LOT 1 BLOCK 20 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-644-286 LOT 2 BLOCK 20 DISTRICT LOT 196 PLAN 184	212 E GEORGIA ST; 700 MAIN ST.	PACIFIC HOTEL

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
47	221 E GEORGIA ST.	PARCEL IDENTIFIER: 015-662-128 LOT 12 BLOCK 17 DISTRICT LOT 196 PLAN 184		
48	291 E GEORGIA ST.	PARCEL IDENTIFIER: 015-258-904 LOT D OF LOTS 25 AND 26 BLOCK 17 DISTRICT LOT 196 PLAN 500	293 E GEORGIA ST.	ARNO ROOMS
49	527 E GEORGIA ST.	PARCEL IDENTIFIER: 015-145-638 LOT 26 BLOCK 85 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-145-654 LOT 27 BLOCK 85 DISTRICT LOT 196 PLAN 196	531 & 533 E GEORGIA ST.	CATHAY LODGE
50	628 E GEORGIA ST.	PARCEL IDENTIFIER: 003-492-745 LOT 6 BLOCK 91 DISTRICT LOT 196 PLAN 196	630 E GEORGIA ST.	
51	634 E GEORGIA ST.	PARCEL IDENTIFIER: 011-697-482 LOT 7 BLOCK 91 DISTRICT LOT 196 PLAN 196		GEORGIA ROOMS
52	1218 E GEORGIA ST.	PARCEL IDENTIFIER: 014-596-601 THE EAST 1/2 OF LOT 2, EXCEPT THE SOUTH 10 FEET NOW LANE, OF LOT 19 BLOCK A DISTRICT LOT 182 PLAN 176		
53	876 GRANVILLE ST.	PARCEL IDENTIFIER: 025-444-638 LOT B BLOCK 63 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP277	872 & 874 GRANVILLE ST.	STATE HOTEL
54	936 GRANVILLE ST.	PARCEL IDENTIFIER: 013-152-637 LOT 8 BLOCK 73 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 013-152-645 LOT 9 BLOCK 73 DISTRICT LOT 541 PLAN 210	932 GRANVILLE ST.	SIESTA ROOMS

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
55	1044 GRANVILLE ST.	PARCEL IDENTIFIER: 015-486-559 LOT 8 BLOCK 83 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-486-567 LOT 9 BLOCK 83 DISTRICT LOT 541 PLAN 210	1046 & 1048 GRANVILLE ST.	REGAL HOTEL
56	1060 GRANVILLE ST.	PARCEL IDENTIFIER: 015-486-656 LOT 12 BLOCK 83 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER:015-486-672 LOT 13 BLOCK 83 DISTRICT LOT 541 PLAN 210	1062 GRANVILLE ST.	VOGUE HOTEL
57	1125 GRANVILLE ST.	PARCEL IDENTIFIER: 003-533-476 LOT 33 BLOCK 92 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER:003-533-484 LOT 34 BLOCK 92 DISTRICT LOT 541 PLAN 210	1127 GRANVILLE ST.	HOTEL CLIFTON
58	1161 GRANVILLE ST.	PARCEL IDENTIFIER: 012-594-229 LOT 26 BLOCK 92 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 012-594-237 LOT 27 BLOCK 92 DISTRICT LOT 541 PLAN 210	1163 GRANVILLE ST.	ST. HELEN'S HOTEL
59	1261 GRANVILLE ST.	PARCEL IDENTIFIER: 015-476-120 LOT 26 BLOCK 102 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-476-197 LOT 27 BLOCK 102 DISTRICT LOT 541 PLAN 210	1259 & 1263 GRANVILLE ST.	GRANVILLE HOTEL
60	1300 GRANVILLE ST.	PARCEL IDENTIFIER: 009-533-419 LOT 1 BLOCK 113 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 009-533-427 LOT 2 BLOCK 113 DISTRICT LOT 541 PLAN 210		YALE HOTEL
61	553 HAMILTON ST.	PARCEL IDENTIFIER: 015-488-098 LOT 18 BLOCK 36 DISTRICT LOT 541 PLAN 210	555 HAMILTON ST.	DEL MAR HOTEL

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
62	25 E HASTINGS ST.	PARCEL IDENTIFIER: 015-691-331 LOT 29 BLOCK 8 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER:015-691-357 LOT 30 BLOCK 8 DISTRICT LOT 196 PLAN 184		NEW DODSON HOTEL
63	41 E HASTINGS ST.	PARCEL IDENTIFIER: 015-691-284 LOT 25 BLOCK 8 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-691-292 LOT 26 BLOCK 8 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-691-314 LOT 27 BLOCK 8 DISTRICT LOT 196 PLAN 184	39 & 49 E HASTINGS ST.	UNIVERSAL ROOMS
64	52 E HASTINGS ST.	PARCEL IDENTIFIER: 023-332-891 LOT F DISTRICT LOT 196 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP27049; PARCEL IDENTIFIER: 015-669-467 LOT 12 BLOCK 13 DISTRICT LOT 196 PL 184	56, 58 & 60 E HASTINGS ST.	SHALDON HOTEL
65	101 E HASTINGS ST.	PARCEL IDENTIFIER: 007-252-897 LOT 25 BLOCK 9 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 007-252-927 LOT 26 BLOCK 9 DISTRICT LOT 196 PLAN 184	360 COLUMBIA ST.	SUNRISE HOTEL
66	103 E HASTINGS ST.	PARCEL IDENTIFIER: 010-184-414 AMENDED LOT 24 (SEE 67956K) BLOCK 9 DISTRICT LOT 196 PLAN 184	105 E HASTINGS ST.	HASTINGS ROOMS
67	122 E HASTINGS ST.	PARCEL IDENTIFIER: 004-440-765 LOT 31 BLOCK 12 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 004-440-773 LOT 32 BLOCK 12 DISTRICT LOT 196 PLAN 184		BRANDIZ HOTEL

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
68	137 E HASTINGS ST.	PARCEL IDENTIFIER: 015-686-647 LOT 18 BLOCK 9 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-686-078 LOT 19 BLOCK 9 DISTRICT LOT 196 PLAN 184	139 E HASTINGS ST.	WEST INN
69	159 E HASTINGS ST.	PARCEL IDENTIFIER: 015-686-531 THE WEST 0.5 FEET OF LOT 13 BLOCK 9 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-685-926 LOT 14 BLOCK 9 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-685-951 LOT 15 BLOCK 9 DISTRICT LOT 196 PLAN 184		BALMORAL HOTEL
70	160 E HASTINGS ST.	PARCEL IDENTIFIER: 013-263-072 LOT 39 BLOCK 12 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 013-263-111 LOT 40 BLOCK 12 DISTRICT LOT 196 PLAN 184		REGENT HOTEL
71	166 E HASTINGS ST.	PARCEL IDENTIFIER: 004-568-273 LOT 42 BLOCK 12 DISTRICT LOT 196 PLAN 184		ROOSEVELT HOTEL
72	177 E HASTINGS ST.	PARCEL IDENTIFIER: 015-685-730 LOT 11 BLOCK 9 DISTRICT LOT 196 PLAN 184	179 E HASTINGS ST.	WASHINGTON HOTEL
73	235 E HASTINGS ST.	PARCEL IDENTIFIER: 015-684-091 LOT 11 BLOCK 10 DISTRICT LOT 196 PLAN 184		EMPRESS HOTEL
74	237 E HASTINGS ST.	PARCEL IDENTIFIER: 014-892-553 LOT 12 BLOCK 10 DISTRICT LOT 196 PLAN 184		PHOENIX HOTEL
75	239 E HASTINGS ST.	PARCEL IDENTIFIER: 015-684-105 LOT 13 BLOCK 10 DISTRICT LOT 196 PLAN 184	241 E HASTINGS ST.	BELMONT HOTEL/ROOMS
76	242 E HASTINGS ST.	PARCEL IDENTIFIER: 011-692-103 LOT 32 BLOCK 11 DISTRICT LOT 196 PLAN 184	244 E HASTINGS ST.	MT EVEREST ROOMS

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
77	249 E HASTINGS ST.	PARCEL IDENTIFIER: 015-684-121 LOT 15 BLOCK 10 DISTRICT LOT 196 PLAN 184	251 E HASTINGS ST.	AFTON HOTEL ROOMS
78	258 E HASTINGS ST.	PARCEL IDENTIFIER: 015-679-926 LOT 29 BLOCK 11 DISTRICT LOT 196 PLAN 184	260 E HASTINGS ST.	SAVOY HOTEL
79	261 E HASTINGS ST.	PARCEL IDENTIFIER: 002-860-210 LOT 18 BLOCK 10 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 002-860-368 LOT 19 BLOCK 10 DISTRICT LOT 196 PLAN 184	263 & 265 E HASTINGS ST.	WALTON HOTEL
80	341 E HASTINGS ST.	PARCEL IDENTIFIER: 015-584-771 LOT 28 BLOCK 56 DISTRICT LOT 196 PLAN 196	343 E HASTINGS ST.	SUNWEST HOTEL
81	344 E HASTINGS ST.	PARCEL IDENTIFIER: 015-577-015 LOT 9 BLOCK 71 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-577-023 LOT 10 BLOCK 71 DISTRICT LOT 196 PLAN 196	342 & 346 E HASTINGS ST.	HAZELWOOD HOTEL
82	367 E HASTINGS ST.	PARCEL IDENTIFIER: 011-177-225 LOT 23 BLOCK 56 DISTRICT LOT 196 PLAN 196	369 E HASTINGS ST.	HOLBORN HOTEL
83	389 E HASTINGS ST.	PARCEL IDENTIFIER: 015-584-721 LOT 19 BLOCK 56 DISTRICT LOT 196 PLAN 196		
84	403 E HASTINGS ST.	PARCEL IDENTIFIER: 012-175-030 LOT 30 BLOCK 57 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 012-175-048 LOT 31 BLOCK 57 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 012-175-056 LOT 32 BLOCK 57 DISTRICT LOT 196 PLAN 196		PATRICIA HOTEL
85	456 E HASTINGS ST.	PARCEL IDENTIFIER: 015-578-054 LOT 11 BLOCK 70 DISTRICT LOT 196 PLAN 196		ORWELL HOTEL

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
86	561 E HASTINGS ST.	PARCEL IDENTIFIER: 015-584-267 LOT 20 BLOCK 58 DISTRICT LOT 196 PLAN 196	563 E HASTINGS ST.	PATRICK ANTHONY RESIDENCE
87	375 PRINCESS AVE.	PARCEL IDENTIFIER: 015-584-232 LOT 17 BLOCK 58 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-584-241 LOT 18 BLOCK 58 DISTRICT LOT 196 PLAN 196	573 & 577 E HASTINGS ST.; 335 PRINCESS AVE.	CARL ROOMS
88	635 E HASTINGS ST.	PARCEL IDENTIFIER: 007-955-014 LOT 26 BLOCK 59 DISTRICT LOT 196 PLAN 196	637 E HASTINGS ST.	SHAMROCK HOTEL
89	769 E HASTINGS ST.	PARCEL IDENTIFIER: 012-331-791 LOT 26 BLOCK 60 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 012-331-813 LOT 27 BLOCK 60 DISTRICT LOT 181 PLAN 196		ASTORIA HOTEL
90	786 E HASTINGS ST.	PARCEL IDENTIFIER: 014-230-810 LOT 17 BLOCK 67 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 014-230-844 LOT 18 BLOCK 67 DISTRICT LOT 181 PLAN 196	782 & 784 E HASTINGS ST.	WOODBINE HOTEL
91	872 E HASTINGS ST.	PARCEL IDENTIFIER: 015-577-937 LOT 15 BLOCK 66 DISTRICT LOT 181 PLAN 196		
92	1168 E HASTINGS ST.	PARCEL IDENTIFIER: 007-763-301 LOT 14 BLOCK 14 OF BLOCK A DISTRICT LOT 182 PLAN 355		VERNON APARTMENTS
93	1190 E HASTINGS ST.	PARCEL IDENTIFIER: 009-103-732 LOT 17 BLOCK 14 OF BLOCK A DISTRICT LOT 182 PLAN 355	1192 E HASTINGS ST.; 403, 405 & 407 VERNON DR.	ST. CLAIR NO. 2
94	5 W HASTINGS ST.	PARCEL IDENTIFIER: 014-235-234 THE EAST 26 FEET OF LOT 16 BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 168		CANADIAN NORTH STAR

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
95	7 W HASTINGS ST.	PARCEL IDENTIFIER: 015-713-164 LOT 16, EXCEPT THE EAST 26 FEET, BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 168	9 & 11 W HASTINGS ST.	BEACON HOTEL
96	18 W HASTINGS ST.	PARCEL IDENTIFIER: 015-650-944 LOT 15, EXCEPT PART IN REFERENCE PLAN 895A, BLOCK 29 DISTRICT LOT 541 PLAN 210	16 W HASTINGS ST.	BURNS BLOCK
97	20 W HASTINGS ST.	PARCEL IDENTIFIER: 023-051-442 LOT K BLOCK 29 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP22692	30 W HASTINGS ST.	NEW PORTLAND HOTEL
98	29 W HASTINGS ST.	PARCEL IDENTIFIER: 011-882-093 LOT C OF LOTS 13, 14 AND 15 BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 1193	31 W HASTINGS ST.	COSMOPOLITAN HOTEL
99	33 W HASTINGS ST.	PARCEL IDENTIFIER: 011-698-641 LOT B OF LOTS 13 TO 15 BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 1193		CHELSEA INN
100	35 W HASTINGS ST.	PARCEL IDENTIFIER: 014-879-697 LOT A OF LOTS 13 TO 15 BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 1193	37 W HASTINGS ST.	PALACE HOTEL
101	74 W HASTINGS ST.	PARCEL IDENTIFIER: 015-499-871 LOT 3, EXCEPT THE WEST 10 FEET, BLOCK 29 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-499-855 LOT 4 BLOCK 29 DISTRICT LOT 541 PLAN 210	78 W HASTINGS ST.	GRAND UNION HOTEL
102	106 W HASTINGS ST.	PARCEL IDENTIFIER: 003-414-825 THE EAST 24.5 FEET OF LOT 20 BLOCK 28 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 003-413-209 LOT 21 BLOCK 28 DISTRICT LOT 541 PLAN 210	100, 102 & 104 W HASTINGS ST.; 415, 419, 421, 423 & 435 ABBOTT ST.	ARGYLE HOTEL/ARGYLE HOUSE

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
103	116 W HASTINGS ST.	PARCEL IDENTIFIER: 009-180-061 LOT 16 BLOCK 28 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFICATION: 009-180-079 LOT 17 BLOCK 28 DISTRICT LOT 541 PLAN 210	118 & 120 W HASTINGS ST.	GOLDEN CROWN HOTEL
104	404 HAWKS ST.	PARCEL IDENTIFIER: 015-577-686 THE NORTH 1/2 OF LOT 1 BLOCK 66 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 015-577-783 THE NORTH 1/2 OF LOT 2 BLOCK 66 DISTRICT LOT 181 PLAN 196	800 & 802 E HASTINGS ST.	RICE BLOCK
105	420 HAWKS ST.	PARCEL IDENTIFIER: 015-577-791 THE SOUTH 1/2 OF LOT 1 BLOCK 66 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 015-577-813 THE SOUTH 1/2 OF LOT 2 BLOCK 66 DISTRICT LOT 181 PLAN 196		
106	209 HEATLEY ST.	PARCEL IDENTIFIER:015-587-142 LOT 15 BLOCK 52 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER:015-587-169 LOT 16 BLOCK 52 DISTRICT LOT 196 PLAN 196	686 POWELL ST.	HARBOURFRONT HOSTEL
107	407 & 417 HEATLEY AVE. ; 684 E HASTINGS ST.	PARCEL IDENTIFIER: 015-576-493 LOT 14 BLOCK 68 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER:015-576-507 LOT 15 BLOCK 68 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-576-515 LOT 16 BLOCK 68 DISTRICT LOT 196 PLAN 196	688, 692, 694 & 696 E HASTINGS ST.; 409 & 419 HEATLEY AVE.	HEATLEY APARTMENTS
108	1119 HORNBY ST.	PARCEL IDENTIFIER: 008-192-235 LOT 34 BLOCK 90 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 008-192-243 LOT 35 BLOCK 90 DISTRICT LOT 541 PLAN 210	1117 HORNBY ST.	MURRAY HOTEL

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
109	306 JACKSON AVE.	PARCEL IDENTIFIER: 006-584- 969 LOT C BLOCK 58 DISTRICT LOT 196 PLAN 20525	322 JACKSON AVE.; 500 & 508 E CORDOVA ST.	B.C. ROOMS/JACKS ON ROOMS
110	218 KEEFER ST.	PARCEL IDENTIFIER: 006-034- 195 LOT 41 BLOCK 17 DISTRICT LOT 196 PLAN 184	222 KEEFER ST.	KEEFER ROOMS
111	240 KEEFER ST.	PARCEL IDENTIFIER: 006-915- 566 LOT 38 BLOCK 17 DISTRICT LOT 196 PLAN 184		LUNG JEN BENEVOLENT
112	542 KEEFER ST.	PARCEL IDENTIFIER: 015-565- 360 LOT 9 BLOCK 85 DISTRICT LOT 196 PLAN 196		
113	558 KEEFER ST.	PARCEL IDENTIFIER: 015-565- 459 LOT 12 BLOCK 85 DISTRICT LOT 196 PLAN 196	560 KEEFER ST.	KEEFER LODGE
114	727 KEEFER ST.	PARCEL IDENTIFIER: 015-576- 337 LOT 35 BLOCK 76 DISTRICT LOT 181 PLAN 196		
115	812 KEEFER ST.	PARCEL IDENTIFIER: 004-262- 794 LOT 3 BLOCK 82 DISTRICT LOT 181 PLAN 196		
116	117 MAIN ST.	PARCEL IDENTIFIER: 004-207- 882 LOT 4 BLOCK 3 DISTRICT LOT 196 PLAN 184	119 MAIN ST.	MAIN HOTEL/ROOMS
117	205 MAIN ST.	PARCEL IDENTIFIER: 008-547- 009 LOT 1 BLOCK 6 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 008-547-017 LOT 2 BLOCK 6 DISTRICT LOT 196 PLAN 184	203 MAIN ST.	NO. 5 ORANGE
118	235 MAIN ST.	PARCEL IDENTIFIER: 015-697- 266 LOT 7 BLOCK 6 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 006-934-161 LOT 8 BLOCK 6 DISTRICT LOT 196 PLAN 184	233, 237 & 239 MAIN ST.	JUBILEE ROOMS
119	172 E. CORDOVA ST.	PARCEL IDENTIFIER: 002-442- 442 LOT 1 BLOCK 9 DISTRICT LOT 196 PLAN 184	305 MAIN ST.; E CORDOVA ST.	JAY ROOMS

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
120	307 MAIN ST.	PARCEL IDENTIFIER: 015-685-390 LOT 2 BLOCK 9 DISTRICT LOT 196 PLAN 184	309 & 311 MAIN ST.	VET'S ROOMS
121	507 MAIN ST.	PARCEL IDENTIFIER: 015-666-425 LOT 3 BLOCK 15 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-666-778 THE SOUTH 1 FOOT OF LOT 2 (REFERENCE PLAN 761) BLOCK 15 DISTRICT LOT 196 PLAN 184	509 MAIN ST.	PACIFIC ROOMS
122	796 MAIN ST.	PARCEL IDENTIFIER: 015-644-316 LOT 10 BLOCK 20 DISTRICT LOT 196 PLAN 184		CREEKSIDE STUDENTS RESIDENCES
123	917 MAIN ST.	PARCEL IDENTIFIER: 015-642-623 LOT 2 BLOCK 23 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-642-631 LOT 3 BLOCK 23 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-642-640 LOT 4 BLOCK 23 DISTRICT LOT 196 PLAN 184	915 MAIN ST.	COBALT HOTEL
124	928 MAIN ST.	PARCEL IDENTIFIER: 014-568-845 LOT 6 BLOCK 24 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 014-568-853 LOT 7 BLOCK 24 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 014-568-888 THE NORTH 1.5 FEET OF THE EAST 49.42 FEET OF LOT 8 (REFERENCE PLAN 516A) BLOCK 24 DISTRICT LOT 196 PLAN 184	930 MAIN ST.	OLD AMERICAN HOTEL
125	956 MAIN ST.	PARCEL IDENTIFIER: 004-284-968 LOT 12 BLOCK 24 DISTRICT LOT 196 PLAN 184	958 MAIN ST.	THORTON PARK HOTEL
126	1012 MAIN ST.	PARCEL IDENTIFIER: 015-642-488 LOT 18 BLOCK 24 DISTRICT LOT 196 PLAN 184	1014 MAIN ST.	STATION HOTEL

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
127	1038 MAIN ST.	PARCEL IDENTIFIER: 007-603-916 LOT 22 BLOCK 24 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 007-603-932 LOT 23 BLOCK 24 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 007-603-967 LOT 24 BLOCK 24 DISTRICT LOT 196 PLAN 184		IVANHOE HOTEL
128	100 E PENDER ST.	PARCEL IDENTIFIER: 015-666-603 LOT 24 BLOCK 15 DISTRICT LOT 196 PLAN 184	102 E PENDER ST.	NEW SUN AH HOTEL
129	110 E PENDER ST.	PARCEL IDENTIFIER: 015-666-611 LOT 26 BLOCK 15 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-666-808 LOT 27 EXCEPT PART IN REFERENCE PLAN 450, BLOCK 15 DISTRICT LOT 196 PLAN 184	112 & 116 E PENDER ST.	Chinese Freemasons
130	137 E PENDER ST.	PARCEL IDENTIFIER: 015-670-554 LOT 15 BLOCK 12 DISTRICT LOT 196 PLAN 184	139 E PENDER ST.	ASIA HOTEL
131	228 E PENDER ST.	PARCEL IDENTIFIER: 015-664-171 LOT 37 BLOCK 16 DISTRICT LOT 196 PLAN 184	230 E PENDER ST.	
132	258 E PENDER ST.	PARCEL IDENTIFIER: 015-664-023 LOT 30 BLOCK 16 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-664-040 LOT 31 BLOCK 16 DISTRICT LOT 196 PLAN 184 ; PARCEL IDENTIFIER: 015-664-066 LOT 32 BLOCK 16 DISTRICT LOT 196 PLAN 184	254, 256, 260,& 262 E PENDER ST.	MAY WAH HOTEL
133	300 E PENDER ST.	PARCEL IDENTIFIER: 008-706-212 LOT A BLOCK 122 DISTRICT LOT 196 PLAN 13208		CHINA VILLA

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
134	349 E PENDER ST.	PARCEL IDENTIFIER: 006-688-381 LOT 21 BLOCK 71 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 006-688-462 THE EAST 1/2 OF LOT 22 BLOCK 71 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 014-685-396 THE WEST 1/2 OF LOT 22 BLOCK 71 DISTRICT LOT 196 PLAN 196	359 E PENDER ST.	
135	431 E PENDER ST.	PARCEL IDENTIFIER: 015-578-771 LOT 26 BLOCK 70 DISTRICT LOT 196 PLAN 196		PINE CRANE VILLA
136	575 E PENDER ST.	PARCEL IDENTIFIER: 015-677-311 LOT 19 BLOCK 69 DISTRICT LOT 196 PLAN 196	577 E PENDER ST.	ARLINGTON ROOMS
137	832 E PENDER ST.	PARCEL IDENTIFIER: 015-574-091 LOT 7 BLOCK 77 DISTRICT LOT 181 PLAN 196	836 E PENDER ST.	HAM APARTMENTS
138	853 E PENDER ST.	PARCEL IDENTIFIER: 015-578-402 LOT 29 BLOCK 66 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 015-578-411 LOT 30 BLOCK 66 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 015-578-429 LOT 31 BLOCK 66 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER:015-578-437 LOT 32 BLOCK 66 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 015-578-453 LOT 33 BLOCK 66 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 015-578-461 LOT 34 BLOCK 66 DISTRICT LOT 181 PLAN 196		ROSE GARDEN CO-OP
139	31 W PENDER ST.	PARCEL IDENTIFIER: 009-432-736 LOT B (SEE 363856L) OF LOT 31 BLOCK 29 DISTRICT LOT 541 PLAN 210		PENDER HOTEL

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
140	81 W PENDER ST.	PARCEL IDENTIFIER: 006-116-540 LOT 39 BLOCK 29 DISTRICT LOT 541 PLAN 210	83 W PENDER ST.	ARCO HOTEL
141	165 W PENDER ST.	PARCEL IDENTIFIER: 010-401-113 LOT 34 BLOCK 28 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 010-401-130 LOT 35 BLOCK 28 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-501-922, LOT 36 BLOCK 28 DISTRICT LOT 541 PLAN 210	163 & 167 W PENDER ST., 175 W. PENDER ST.	AVALON HOTEL / ROOMS
142	429 W PENDER ST.	PARCEL IDENTIFIER: 003-122-620 LOT 16 BLOCK 25 DISTRICT LOT 541 PLAN 210	433 W PENDER ST.	PARK HOTEL APARTMENTS
143	620 W PENDER ST.	PARCEL IDENTIFIER: 009-123-636 LOT 7 BLOCK 33 DISTRICT LOT 541 PLAN 210	622 W PENDER ST.	PENDER PLACE HOTEL
144	43 POWELL ST.	PARCEL IDENTIFIER: 006-926-908 LOT B BLOCK 2 DISTRICT LOT 196 PLAN 19896	41,45 & 49 POWELL ST.	EUROPE HOTEL
145	55 POWELL ST.	PARCEL IDENTIFIER: 015-705-404 LOT 7 BLOCK 2 DISTRICT LOT 196 PLAN 184		GRAND TRUNK ROOMS
146	124 POWELL ST.	PARCEL IDENTIFIER: 015-697-452 LOT 33 BLOCK 6 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-697-461 LOT 34 BLOCK 6 DISTRICT LOT 196 PLAN 184	122 POWELL ST.	HAMPTON HOTEL
147	134 POWELL ST.	PARCEL IDENTIFIER: 004-340-353 LOT 36 BLOCK 6 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 004-340-370 LOT 37 BLOCK 6 DISTRICT LOT 196 PLAN 184	132 & 136 POWELL ST.	LUCKY LODGE
148	259 POWELL ST.	PARCEL IDENTIFIER: 015-701-476 LOT 17 BLOCK 4 DISTRICT LOT 196 PLAN 184	261 POWELL ST.	YORK ROOMS

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
149	316 POWELL ST.	PARCEL IDENTIFIER: 015-601-064 LOT 4 BLOCK 55 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-601-242 LOT 5 BLOCK 55 DISTRICT LOT 196 PLAN 196	318 & 324 POWELL ST.	LION HOTEL
150	326 POWELL ST.	PARCEL IDENTIFIER: 015-601-919 LOT 6 BLOCK 55 DISTRICT LOT 196 PLAN 196	328 POWELL ST.	KING ROOMS
151	346 POWELL ST.	PARCEL IDENTIFIER: 015-601-935 LOT 9 BLOCK 55 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-601-943 LOT 10 BLOCK 55 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-601-951 LOT 11 BLOCK 55 DISTRICT LOT 196 PLAN 196	342,344,348 & 350 POWELL ST.	CENTENNIAL ROOMS
152	376 POWELL ST.	PARCEL IDENTIFIER: 015-602-001 LOT 15 BLOCK 55 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-602-176 LOT 16 BLOCK 55 DISTRICT LOT 196 PLAN 196	374 POWELL ST.	SAKURA-SO
153	390 POWELL ST.	PARCEL IDENTIFIER: 011-924-764 LOT 18 BLOCK 55 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 011-924-772 LOT 19 BLOCK 55 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 011-924-781 LOT 20 BLOCK 55 DISTRICT LOT 196 PLAN 196	394,396 & 398 POWELL ST.; 211 & 215 DUNLEVY AVE.	NEW WORLD HOTEL
154	401 POWELL ST.	PARCEL IDENTIFIER: 003-430-707 LOT 31 BLOCK 41 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER:003-430-693 LOT 32 BLOCK 41 DISTRICT LOT 196 PLAN 196	403 POWELL ST.	MARR HOTEL

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
155	437 POWELL ST.	PARCEL IDENTIFIER: 015-589-412 LOT 24 BLOCK 41 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-589-421 LOT 25 BLOCK 41 DISTRICT LOT 196 PLAN 196	439 & 441 POWELL ST.	MING SUNG READING ROOMS
156	556 POWELL ST.	PARCEL IDENTIFIER: 015-586-057 LOT 12 BLOCK 53 DISTRICT LOT 196 PLAN 196	558 POWELL ST.	POWELL ROOMS
157	566 POWELL ST.	PARCEL IDENTIFIER: 008-373-558 LOT 13 BLOCK 53 DISTRICT LOT 196 PLAN 196		PHOENIX APTS
158	568 POWELL ST.	PARCEL IDENTIFIER: 010-344-063 LOT 14 BLOCK 53 DISTRICT LOT 196 PLAN 196		HAMPTON ROOMS
159	215 PRINCESS AVE.	PARCEL IDENTIFIER: 015-586-073 LOT 15 BLOCK 53 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-586-090 LOT 16 BLOCK 53 DISTRICT LOT 196 PLAN 196	578, 580 & 582 POWELL ST.	PRINCESS LODGE
160	230 PRINCESS AVE.	PARCEL IDENTIFIER: 015-047-105 LOT D OF LOTS 31 AND 32 BLOCK 52 DISTRICT LOT 196 PLAN 971		HARBOUR ROOMS
161	236 PRINCESS AVE.	PARCEL IDENTIFIER: 010-156-518 LOT C OF LOTS 31 AND 32 BLOCK 52 DISTRICT LOT 196 PLAN 971		
162	553 PRIOR ST.	PARCEL IDENTIFIER: 015-562-174 LOT 22, EXCEPT THE NORTH 6 FEET NOW LANE, BLOCK 102 DISTRICT LOT 196 PLAN 196		HING MEE SOCIETY

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
164	518 RICHARDS ST.	PARCEL IDENTIFIER: 012-520-896 LOT 34, EXCEPT THE SOUTH 0.083 FEET, BLOCK 35 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 012-520-918 LOT 35 BLOCK 35 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 012-520-942 LOT 36 BLOCK 35 DISTRICT LOT 541 PLAN 210		MARBLE ARCH HOTEL
165	1203 SEYMOUR ST.	PARCEL IDENTIFIER: 015-344-835 LOT C (SEE 579565L) OF LOTS 37 AND 38 BLOCK 103 DISTRICT LOT 541 PLAN 210	612 DAVIE ST.	CANADIAN HOTEL
166	716 SMITHE ST.	PARCEL IDENTIFIER: 012-849-235 LOT 37 BLOCK 72 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 012-849-243 LOT 38 BLOCK 72 DISTRICT LOT 541 PLAN 210	901 GRANVILLE ST.; 722 SMITHE ST.	GRESHAM
167	320 UNION ST.	PARCEL IDENTIFIER: 015-555-216 LOT 4 BLOCK 104 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-555-232 THE WEST 1/2 OF LOT 5 BLOCK 104 DISTRICT LOT 196 PLAN 196		
168	406 UNION ST.	PARCEL IDENTIFIER: 011-151-811 LOT A OF LOTS 1 AND 2 BLOCK 103 DISTRICT LOT 196 PLAN 775	408 & 410 UNION ST.	LOW YOUNG COURT
169	468 UNION ST.	PARCEL IDENTIFIER: 013-487-957 LOT 14, EXCEPT THE SOUTH 6 FEET NOW LANE, BLOCK 103 DISTRICT LOT 196 PLAN 196		LUCKY ROOMS
170	102 WATER ST.	PARCEL IDENTIFIER: 015-712-826 LOT 1 BLOCK 5 OLD GRANVILLE TOWNSITE PLAN 168	104 & 108 WATER ST.; 203, 205, 207, 209, 219 & 221 ABBOTT ST.	WINTER'S RESIDENCE
171	110 WATER ST.	PARCEL IDENTIFIER: 015-712-834 THE EAST 1/2 OF LOT 2 BLOCK 5 OLD GRANVILLE TOWNSITE PLAN 168		GASTOWN HOTEL

	COLUMN 1: MAIN CIVIC ADDRESS(ES)	COLUMN 2: LEGAL DESCRIPTION	COLUMN 3: SECONDARY CIVIC ADDRESS(ES)	COLUMN 4: CURRENT NAME OF BUILDING
172	122 WATER ST.	PARCEL IDENTIFIER: 014-190-656 THE WEST 1/2 OF LOT 2 BLOCK 5 OLD GRANVILLE TOWNSITE PLAN 168	114 WATER ST.	COLONIAL RESIDENCE

**SCHEDULE B
NOTICE OF
SINGLE ROOM ACCOMMODATION
DESIGNATION**



CITY OF VANCOUVER

**ALL ROOMS OR
ROOM NUMBERS:**

OF THE

(Name of the SRA Designated Building)

AT

(Civic Address of the SRA Designated Building)

**MUST PROVIDE SINGLE ROOM ACCOMMODATION TO PERMANENT RESIDENTS
AS DESIGNATED BY THE SINGLE ROOM ACCOMMODATION BY-LAW NO. 8733
ENACTED BY THE CITY OF VANCOUVER ON OCTOBER 21, 2003.**

In Accordance with Section 2.2 of the Single Room Accommodation By-law, this Notice must be permanently posted in a conspicuous location at the front desk or in the lobby or public entrance of the above building.

**NO PERSON SHALL REVERSE, ALTER, DEFACE, COVER, REMOVE OR IN ANY WAY TAMPER WITH
THIS NOTICE UNLESS AUTHORIZED BY THE CHIEF HOUSING OFFICER**

For more information on City By-laws contact 311

SCHEDULE C

(LETTERHEAD: NAME AND ADDRESS OF SRA)

ROOM REGISTRATION FORM

Room No. _____

Occupant's

Name: Mr./Mrs./Ms. _____
(Last name) (First Name) (Middle Initial)

Date of Birth: ____/____/____/
M D Y

Identification (optional) _____
(e.g., BCID, Birth Certificate, Driver's license, etc)

Date of Arrival or: ____/____/____/ Date of Departure or: ____/____/____/
Start of Tenancy M D Y End of Tenancy M D Y

Emergency Contact Information (Optional)

In case of emergency, contact _____
(Name)

Relationship: _____ Tel #: _____

Doctor's Name _____ Tel # _____

Signature of Occupant _____ Date: _____

In accordance with Section 5.2 of the Single Room Accommodation By-law, an owner must maintain within the building, for the then current calendar year and the three immediately preceding calendar years, records pertaining to each of the designated rooms including: (a) a room registration form completed for each occupant of each designated room; and (b) guest ledgers; showing the room number, name of each permanent resident, amount of rent, and period of time to which the rent payment applies.

For more information contact the City of Vancouver 311

EXPLANATION**A By-law to amend the Zoning & Development By-law
regarding the Downtown Eastside Local Area Plan**

After the public hearing on April 1, 2014, on April 15, 2014 Council resolved to amend the Zoning & Development By-law to support the Downtown Eastside Local Area Plan. The Director of Planning has advised that there are no prior to conditions, and enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
April 29, 2014

Zoning & Development By-law Amendments
Re: definition of Social Housing, micro dwelling units and
Downtown Eastside Local Area Plan



BY-LAW NO. _____

A By-law to amend Zoning and Development By-law No. 3575
regarding micro dwelling units and Downtown Eastside Local Area Plan

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends or adds to the indicated provisions of the Zoning and Development By-law.

2. In section 2:

(a) under **Dwelling Uses**, Council adds, in alphabetical order:

“ **Micro dwelling**”, which means a self contained residential unit which measures no less than 23.2 m² and no more than 29.7 m² .”;

(b) Council strikes out the definition of “Social housing” and substitutes:

“**Social Housing**, means rental housing:

(a) in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication;

(b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and

(c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require;

except that in the HA-2 district; in the area of the FC-1 district located north of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive; in the Downtown-Eastside Oppenheimer district; and in the area of the Downtown district denoted as C2 on Map 1 of the Downtown Official Development Plan; social housing means rental housing:

- (d) in which at least one third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;
- (e) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
- (f) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situated has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require.”

3. In section 10.21 Dwelling Units:

- (a) at the beginning of subsection 10.21.2, Council strikes out “The” and substitutes “Subject to the provisions of section 10.21.7, the”; and
- (b) at the end of section 10.21, Council adds:

“10.21.7 The minimum requirements regarding floor area in section 10.21.2 do not apply to the conversion or demolition of a room designated under the Single Room Accommodation By-law, if the conversion or demolition adds bathroom and cooking facilities to the designated room.”

4. In section 11, at the end, Council adds:

“11.26 Micro dwelling

11.26.1 A micro dwelling must be part of a development which has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing, for the longer of 60 years or the life of the building.

11.26.2 The floor area of a micro dwelling must be at least 29.7 m², except that the Director of Planning or the Development Permit Board may relax the permitted floor area of a micro dwelling to a minimum of 23.2 m² if:

- (a) the Director of Planning or the Development Permit Board first considers all applicable Council policies and guidelines; and
- (b) the micro dwelling is part of a development which has a covenant or housing agreement registered against title

restricting its use to secured market rental housing or social housing, for the longer of 60 years or the life of the building.

11.26.3 A micro dwelling is only permitted in:

- (a) the area of the FC-1 District north of National Avenue;
- (b) the area of the RT-3 and RM-3A districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive;
- (c) the HA-1 and HA-1A districts;
- (d) the HA-2 district;
- (e) the Downtown-Eastside Oppenheimer district; and
- (f) the area of the Downtown district denoted as C2 on Map 1 of the Downtown Official Development Plan.

11.26.4 No more than one person shall occupy a micro dwelling.”

5. In the HA-1 and HA-1A Districts Schedule, in Section 3.2.DW, Council adds, in the appropriate alphabetical order:

“● Micro dwelling, subject to the provisions of section 11.26 of this By-law”

6. In the HA-2 District Schedule, in Section 3.2.DW, Council adds, in the appropriate alphabetical order:

“● Micro dwelling, subject to the provisions of section 11.26 of this By-law”

7. In the FC-1 District Schedule, in Section 3.2.DW, Council adds, in the appropriate alphabetical order:

“● Micro dwelling, subject to the provisions of section 11.26 of this By-law”

8. In the RT-3 District Schedule, in Section 3.2.DW, Council adds, in the appropriate alphabetical order:

“● Micro dwelling, subject to the provisions of section 11.26 of this By-law”

9. In the RM-3A District Schedule, in Section 3.2.DW, Council adds, in the appropriate alphabetical order:

“● Micro dwelling, subject to the provisions of section 11.26 of this By-law”

10. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of the By-law.

