



# RR-2

## POLICY REPORT OTHER

Report Date: June 29, 2015  
Contact: Abi Bond  
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Meeting Date: July 7, 2015

TO: Vancouver City Council

FROM: Chief Housing Officer in consultation with the Director of Legal Services

SUBJECT: SRO Actions and Proposed Single Room Accommodation By-law Amendments

### *RECOMMENDATION*

- A. THAT Council approve amendments to the Single Room Accommodation (SRA) By-law, in principle and generally in accordance with Appendix A, as follows:
  - I. Expand the definition of "conversion" or "convert" to clarify that any repair that involves the relocation of a permanent resident during the repairs is not a minor repair and will require a conversion permit;
  - II. Authorize the Chief Housing Officer to process and approve SRA Permit applications for minor repair conversions that will involve relocation of permanent resident(s) but not the removal of the room from the SRA By-law and require an applicant to submit a tenant relocation plan;
  - III. Waiving the application fee set under the bylaw for minor repair conversions which do not result in the removal of the room from the SRA By-law; and,
  - IV. Increase the amount Council may require as a condition of approving an SRA permit from \$15,000 to \$125,000 for the removal of the room from the SRA By-law.
  - V. Replace Schedule B of the SRA By-law, Notice of SRA designation, with Schedule B attached in Appendix A so that the Notice includes information on who the tenants can contact if they need assistance with a landlord/tenant issue, or health and safety issue in their room.

FURTHER THAT Council authorize the Director of Legal Services to prepare a By-law amending the Single Room Accommodation By-law, generally in accordance with Appendix A, for referral to a public meeting to provide an opportunity for persons to make their views known to Council.

- B. THAT Council approve in principle an allocation of up to \$2M from the 2015-2018 Capital Plan for housing and authorize staff to work with non-profit organizations and report back on opportunities for an investment program that would support the upgrading of private SROs, and support non-profits purchasing or leasing these buildings to maintain affordability.
- C. THAT Council direct staff to continue to work with the Provincial government to consider changes to the Residential Tenancy Act as generally outlined in Appendix B to limit annual rent increases to designated SRA rooms, as opposed to a tenant.
- D. THAT Council direct staff to continue working with our health partners and the provincial government to provide more significant mental health and addictions supports to tenants living in private SROs.

### ***REPORT SUMMARY***

Single Room Occupancy (SRO) hotels are often the most affordable housing available for people with low incomes and are the last resort before homelessness for many.

Vancouver has a 0.5% vacancy rate (a healthy rate is 3%-5%). According to CHMC's 2015 data, there are 57,000 secured market rental units in the city which equates to just 285 vacant units available for rent. As more people move to the city from every income level, the competition for scarce housing creates a downward pressure on available rental accommodation. Those with the least income or who may be the least desirable tenants, fall out of the bottom of a vertical housing spectrum into homelessness (50% of the homeless counted in March of 2015 were homeless for less than one year). Through partnerships with senior government and our private and non-profit partners, the City will continue to support actions to prevent and end homelessness including activities such as Homelessness Action Week, the homeless count, the opening of temporary winter shelters and other interim housing options

Building on the DTES Plan (2014), this report recommends actions and Single Room Accommodation (SRA) By-law amendments that support the continued improvement of conditions in an aging and deteriorating SRO building stock, improvement of overall management practices and tenant supports, and maintaining affordability in the private stock.

These cumulative actions are needed to further Council's goal of ending street homelessness and protecting the SRO housing stock that serves as a last resort for many.

### *COUNCIL AUTHORITY/PREVIOUS DECISIONS*

In 1997, the Provincial Government amended the Vancouver Charter to enable the City to regulate the conversion and demolition of single room accommodation in the City.

On October 21, 2003, Council enacted the Single Room Accommodation By-law (SRA) to help manage the rate of change in the low-income housing stock.

On September 15, 2005, Council adopted the Downtown Eastside Housing Plan. The plan addresses the future of housing in Chinatown, Downtown Eastside Oppenheimer District, Gastown, Hastings Corridor, Industrial Lands, Strathcona, Thornton Park and Victory Square.

In April 2005, Council adopted the Homelessness Action Plan that outlined the necessary elements - housing, income and supports - to end homelessness.

On February 15, 2007 Council approved amendments to the SRA By-law that included:

- increasing the conditional \$5,000 per room fee to \$15,000 per room
- requiring Council to consider the recent history of an SRA hotel for any conversion or demolition application
- requiring an owner or operator to maintain a standardized "room registration form" for every unit

On December 15, 2009 Council approved further amendments to the SRA By-law that included:

- Prohibiting the nightly rental of up to 10% of designated rooms, and allowing rentals of up to 10% of the designated rooms, on a less than monthly basis, only as permitted by the Chief License Inspector in case of emergency;
- Removing the exemption for commercial hotels from the By-law requirements;
- Allowing for accessory or amenity space that is not subject to conversion requirements;
- Allowing an owner to fulfil the conditions of approval for an SRA Conversion/Demolition Permit within the later of 12 months after receiving notice of those conditions and the date the development permit lapses;

On January 20, 2011 Council directed the City Manager to strike a community committee to "enhance and accelerate a DTES Local Area plan and to develop a clear strategy to implement the existing Council approved DTES Housing Plan."

In July 2011, Council approved the Housing and Homelessness Strategy which sets out the City's overall direction of housing, including what we need and how we will achieve it over the next 10 years.

In March 2014, Council adopted the DTES Plan which included a number of actions related to SROs including:

- Creating a program to provide grants (\$5,000 per door) to non-profit societies to upgrade SRA designated rooms to include private bathrooms and cooking facilities

- Directing staff to implement an information campaign to educate tenants and landlords on their rights and responsibilities in relation to City By-laws and the Residential Tenancy Act.
- Providing a one-time \$40,000 grant to a non-profit society with expertise in mediating landlord/tenant conflict and to provide assistance to SRO tenants through the Residential Tenancy Act arbitration process.
- Directing staff to request the Residential Tenancy Branch amend the Residential Tenancy Act to create further protections for SRO tenants.
- Amending the SRA By-law to delegate Council authority to the Chief Housing Officer for certain types of applications and to improve administration of the By-law through various housekeeping amendments.

In September 2014, Council amended the Standards of Maintenance By-law to expedite the process whereby the City undertakes repairs at the owner's expense for buildings consistently in non-compliance with the Standards of Maintenance By-law.

#### ***CITY MANAGER'S/GENERAL MANAGER'S COMMENTS***

The City Manager RECOMMENDS approval of the foregoing.

#### ***REPORT***

##### ***Background/Context***

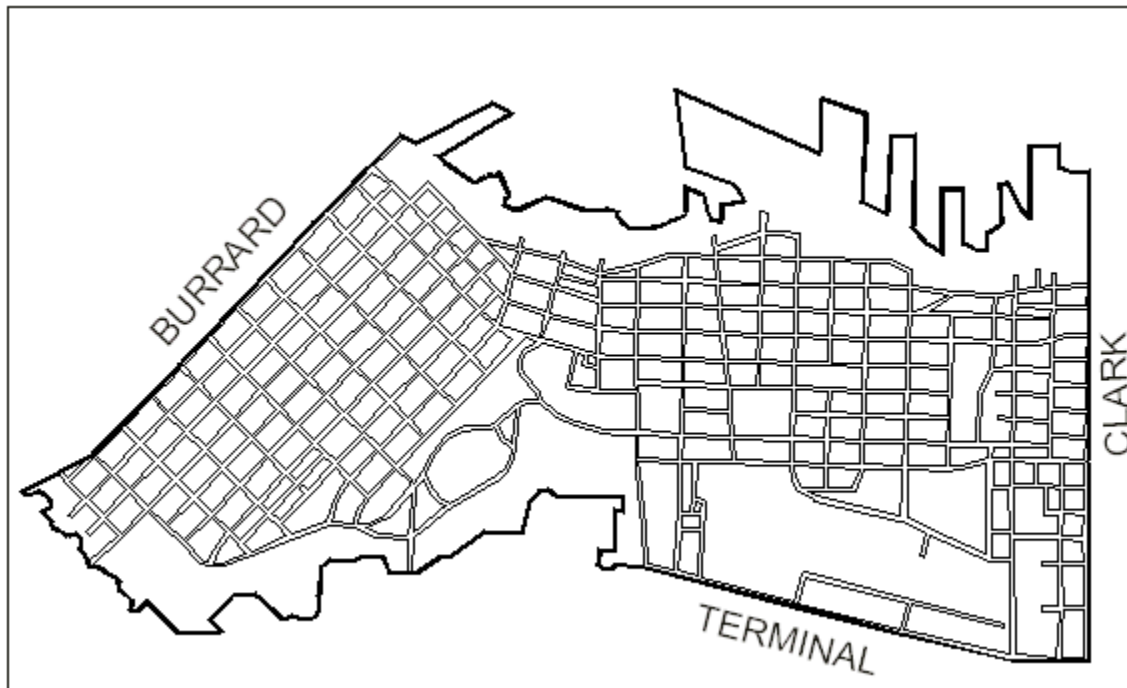
##### **Importance of SROs**

SROs play an important role in the City's low-income housing stock and act as housing of last resort before homelessness for many of our most vulnerable citizens.

In 1997, in response to concerns about the loss of the stock through conversions to backpacker hostels and commercial hotels for transient guests, Council requested the Province amend the Vancouver Charter to provide authority to regulate "Single Room Accommodation."

On October 21, 2003, Council enacted the SRA By-law to regulate the conversion and demolition of single room accommodation in the Downtown Core. The majority of the stock is located in the downtown core.

The map below outlines the geographic area the SRA By-law applies to.



When the By-law was enacted in the fall of 2003, 198 buildings with a total of 9,418 rooms in the Downtown Core were designated and listed in the By-law. These include:

- all the rooming houses and residential hotels;
- all non-market housing which consists of, or includes rooms and one bedrooms that are less than 320 square feet; and
- all buildings and rooms that have been closed due to fire or other reasons.

An owner wanting to convert or demolish SRA-designated rooms must apply for and obtain Council approval of an SRA Conversion/Demolition Permit, or if the applicant is a non-profit, they must apply for and obtain approval of the Chief Housing Officer.

Council can refuse a permit, approve it outright or approve it with conditions attached.

Table 1 provides a summary of applications approved and issued to date, and Appendix C provides an overview of guidelines for obtaining an SRA Permit, as well as a more detailed description each project listed below, as well as those SRA permits pending (have not yet fulfilled their prior to conditions) or that were not issued.

Table 1: Approved and Issued SRA Permit Applications (2003-2015)

Year	# Permits	# Rooms	# Units - Replacement or Remaining in SRA stock	# of Housing Agreements (HA)	# of Heritage Revitalization Agreements (HRA)	Sum of \$ Paid as Condition of permit
2003	2	41	0		1	\$185,000
2004	4	191	129	3	1	
2005	3	75	0			\$140,000
2006	4	171	74	2	2	\$135,000
2007	1	14	0	1	1	\$70,000
2008	2	122	73	2	1	
2010	3	100	66	2		\$30,000
2011	2	48	164	1		
2012	1	11	0	1		\$750,000
2013	1	109	0			
2014	1	37	102	1		
<b>Grand Total</b>	<b>24</b>	<b>919</b>	<b>608</b>	<b>13</b>	<b>6</b>	<b>\$1,310,000</b>

## The DTES Plan

Approved in 2014, the DTES Plan sets out a 30 year time frame, with 10 year targets needed to protect critical community assets, support vulnerable residents, stabilize affordable rental housing and create positive opportunities for all through community-based development. The Plan included an SRO strategy and SRA By-law amendments to:

- improve housing conditions,
- ensure tenants have needed supports, and;
- maintain affordability in the stock

This report further supports these goals by improving conditions in existing SROs for tenants, in advance of new, self-contained replacement social housing being built which will require significant senior government funding.

## Strategic Analysis

### Change in the Overall Stock

Table 2 below shows the net changes of privately-owned and operated SROs and social housing units (non-market for singles) between 2004 and 2014 by sub-area. The reduction of private market SROs and increase in Social Housing in the DTES over this period was largely due to the purchase of over 900 rooms in 13 SROs by BC housing. While these rooms were not upgraded to self-contained units, BC Housing's investment in these buildings has improved the stock and secured rents.

Roughly thirty-five percent of rooms designated under the SRA By-law are owned by government or non-profits (46 buildings, 2,470 rooms) and are included in the social housing or non-market housing for low income singles column in the table below. The benefit of

government or non-profit-owned housing is the security of tenure and increased affordability provided.

However, as the building stock continues to age, additional operating support is required in order to maintain buildings and necessary supports for tenants. Other new non-market self-contained housing units for singles that opened in the DTES in the last ten years include Woodwards (125 units), Pacific Coast Apartments (96 Units), the Lux (92 Units), 111 Princess (139 units), and 220 Princess.

**Table 2: Change in Private and Non-market SRO Stock for Singles between 2004-2014**

Sub-Area	Change from 2004 to 2014						
	SRO (private market)			Social Housing *includes supportive housing (non-market for singles)			TOTAL
	2004	2014	Change	2004	2014	Change	
Downtown Eastside	5,206	4,046	-1,160	4,223	5,806	1,583	423
Downtown South	692	452	-240	808	1,367	559	319
Rest of Downtown Core	433	81	-352	187	478	291	-61
<b>TOTAL</b>	<b>6,331</b>	<b>4,579</b>	<b>-1,752</b>	<b>5,218</b>	<b>7,651</b>	<b>2,433</b>	<b>681</b>

The primary focus of this report is on actions and amendments to the SRA By-law related to privately-owned SROs.

### Characteristics of Private Market SROs

#### Traditional Owner

Forty-one percent of the stock (75 buildings and 2,903 rooms) is held by individuals who have owned and operated SROs for many years. These hotels are characterized as providing relatively affordable rents (but rents are increasing), housing traditional SRO tenants that are on welfare or other fixed incomes, many needing additional mental health and addictions supports

#### Privately owned and non-profit operated

Many buildings held by long time owners, are aging and in poor condition and as a result are typically the focus of the City's Working Group for Troubled Buildings and the Integrated Enforcement Team.

The City has been working with these owners to bring the buildings into compliance with the City's health and safety By-laws, as well as encouraging them to consider non-profit management. 17 buildings (1,087 rooms or 15% of the stock) of privately owned SROs are currently being operated by non-profit housing providers with a mandate to support tenants and maintain affordable rents. Non-profit housing providers also have access to rent supplements from BC Housing and capital grants from the City to upgrade rooms.

### Investor Owner

In recent years, there has been a rise in a new type of owner buying SROs in strategic locations to maximize revenue from commercial/retail space. Based on the most recent survey data, 17 buildings (589 rooms or 8% of the stock) are now owned by investor owners. Once purchased, the primary focus is on upgrading the rooms without triggering the need for an SRA conversion or demolition permit.

These renovations, although helpful in enhancing the quality of the rooms, are resulting in the displacement of tenants due to their lack of affordability which has negative impacts not only on the individual, but also the community as a driver of homelessness. Rents in these buildings are typically higher than in buildings owned by traditional owners, and some of these owners target a different tenant profile such as students and service industry workers.

### **Improving Building Condition and Preventing Displacement of Tenants (either Temporary or Permanent) (*Recommendation A.I, A.II and A.III*)**

Improvements are important to extend the life of these buildings and improve livability for tenants while new replacement social housing is completed. Under the definition of “conversion” in the current SRA By-law, an owner must obtain an SRA permit if a significant renovation is being made to a room designated under the By-law. An SRA permit is generally required if new fixtures such as bathrooms or cooking facilities are being added to a room, or if two rooms are being combined into one self-contained unit.

Most minor repairs requiring a building or trade permit currently do not trigger the need for an SRA permit, but can result in the displacement of an existing tenant. As a condition of an SRA permit, Council can require, among other things, a tenant relocation plan. However, because these minor repairs do not trigger the need for an SRA permit, an owner is not required to submit a tenant relocation plan and the minor repair can result in tenants being displaced.

### Proposed SRA By-law Changes

This report recommends amending the SRA By-law to require an SRA permit for “minor repairs” that will result in the displacement of a tenant. The proposed amendments would require an owner to submit a Tenant Relocation Plan (TRP) to the Chief Housing Officer, who would review and approve the TRP as a condition of the SRA permit. An SRA Permit and TRP for *minor repair* will be required prior to the issuance of any building or trades permits that result in tenant displacement. The TRP requirements which may be imposed by the Chief Housing Officer are outlined in Section 4.8 of the SRA By-law, all of which are consistent with the City’s general policies and TRP guidelines that include:

- I. locating comparable or better accommodation at a comparable or lesser rent for the permanent resident of the designated room during the course of the repair or alteration;
- II. arrange for the re-location of the permanent resident to such comparable accommodation, and pay actual moving expenses,
- III. give assurance that, after completion of the repair or alteration, the owner will continue to rent the designated room to a permanent resident, and
- IV. give the re-located permanent resident the first right of refusal to their room, after completion of the repair, at the same contribution towards rent they were paying



before the work began, and arrange for the return of the tenant to their room and pay moving expenses;

The goal is not to refuse these types of repairs, but rather to ensure that the impact on tenants are considered and remedied. In most instances, the repairs are minor in nature and the impacted tenant can be relocated within the building while the work is completed. In instances where a more significant level of investment and time is required to make the minor repairs, the TRP allows staff to work with the property owner or operator to ensure affordability is maintained for impacted tenants and may result in a process of working with the owner to identify additional funding sources such as provincial rent supplements or other sources of grants or funding that could support the cost of renovation while maintaining the tenancy.

#### **Permanent Loss of Designated SRA Room (*Recommendation A.iv*)**

Under the current provisions of the SRA By-law, Council *may* require an owner to pay \$15,000 per designated SRA room into a reserve fund to provide replacement housing for any room that is being removed from the SRA By-law. The \$15,000 was intended as a mechanism to manage the rate of change and act as a disincentive to discourage owners from converting or demolishing designated rooms. The amount to be paid has changed since the SRA By-law was enacted in from \$5,000/door to \$15,000/door in 2007. Losses in the SRO stock would have been significantly higher without the SRA Bylaw, as the City would not have been able to secure replacement units or the retention of SRA-designation without using the By-law as leverage.

However, as evidenced by the emergence of the new investor owner, and the significant increase in property sales prices and land values since enactment of the SRA By-law, coupled with no firm commitment from senior government to fund replacement social housing for this very vulnerable group of tenants, this report recommends a shift in policy direction to align more with a rate of change type process where the actual replacement of the rental stock which is being removed from the SRA By-law.

#### **Proposed SRA By-law Changes**

Staff are recommending the amount Council can attach as a condition of an SRA permit be increased from \$15,000 to \$125,000/unit which represents the approximate cost of replacing an SRO room. This money would be deposited into a reserve fund to cover the cost of replacing the designated room. The \$125,000 cost of replacement is based on estimated replacement market costs for land and build. The \$125,000 amount would continue to be a condition that Council *may* attach to a permit. Alternatively, as a condition of the SRA permit, Council may instead require an owner to enter into a Housing Agreement to secure units in the redevelopment of the property as social housing or rental, as well as securing some level of affordability in those units if they are permanently removed from designation under the SRA By-law or to replace the units on an alternative site.

If staff recommend to Council that an SRA permit be approved to permanently remove rooms from the SRA By-law, and the replacement cost of \$125,000/room is charged, the owner may also have to provide a TRP, which adequately addresses the permanent relocation needs of any tenants, including moving costs. However, an owner would not be expected to offer the first-right-of-refusal for the return of tenants to the units, as the rooms are being

permanently removed from the stock, and will be no longer be designated under the SRA By-law.

### **Improving Building Condition and Maintaining Affordability (*Recommendation B*)**

The typical SRO building is a hundred years old, has structural, plumbing and electrical problems, and does not meet today's seismic code. SRO buildings that are not well-managed and maintained are often in violation of the City's health and safety By-laws ([www.vancouver.ca/saferental](http://www.vancouver.ca/saferental)).

The DTES Plan targets the upgrade of 1,500 rooms over the next 10 years and the 2015-2018 Capital Plan includes \$2 million to assist in upgrading 400 SROs (up to \$5,000 per room). This grant program is targeted to public or non-profit owned buildings - the City is unable to provide grants to a private owner.

To date, Council has approved a \$190,000 grant to Lookout Society to upgrade 38 rooms at 376 Powell (Sakura So) and is reviewing two other grant applications submissions. Grants are secured through a Housing Agreement which helps ensure housing tenure, security and affordability can be maintained.

#### Proposed Action

For a private SRA owner, the economics of properly managing and maintaining an SRA at rents affordable to those on income assistance (i.e. at or just over the shelter allowance of \$375 that has been frozen since 2007) are challenging. The low shelter rate also significantly inhibits investment in renewing and refreshing the housing stock because it is very difficult to recover the investment when the existing tenants are low-income. At the same time, there has been a shift in the market and investor owners are purchasing these buildings, improving them and targeting a tenant demographic that can afford higher rents. The loss of the stock through these increasing rents is a key driver of homelessness.

Staff have begun discussions with VanCity and other partners to explore options for the establishment of a grant/loan fund that could support the upgrading of the privately owned SRO stock. VanCity has an interest in increasing non-profit ownership of SROs and is well positioned to provide access to funding for acquisition and renovation. Staff will report back with more detailed information on a partnership program that could leverage additional funding and expertise to support the improvement and security of the stock. Staff is recommending up to an additional \$2 million from the 2015 - 2018 Capital Plan currently planned for new housing units (from a total of \$85 million identified in the Capital Plan for new housing) to be allocated to the upgrading of SROs through a program which will be brought back to Council when it is fully defined for approval.

### **Increasing Tenant Supports (*Recommendation D*)**

Adding to the challenges of an aging building stock in need of repair, there is an urgent need to support tenants with mental health and addiction issues. City and academic partner research done in the development of the DTES Plan indicated that at least two-thirds of people who are homeless and 4,000 SRO tenants require some level of support to live independently. Although a portion of SRO tenants may be linked to the appropriate level of

support, approximately 2,100 currently require additional support (The Hotel Study, Honer et al. 2013).

### Proposed Action

Additional supports are required for these tenants and the owners that continue to house them. The replacement of the SRO stock with self-contained social housing and supportive housing is critical to the stabilization of those struggling with mental health and addiction. In the interim, this report recommends Council request that the Province expand supports to SRO tenants struggling with mental health and addictions, in particular to those living in private SROs. In addition, the City will continue to work with Providence and VCH to strengthen community supports for SRO tenants and people with no fixed address discharged from hospitals and prison.

### **Other Actions to Prevent Increased Homelessness, Maintain Affordability and Support SRO Tenants (*Recommendation A, v, C and D*)**

SROs are an outdated housing form and the long-term goal is to replace them with self-contained social housing - this goal requires partnerships with senior government, the private and non-profit sector as well as other partners. In the interim, SROs serve an important role in the housing continuum and without them; the number of homeless would most certainly increase.

### Maintaining Affordability

Affordability in the private SRO stock is being lost. The lowest rents in the private SRO stock are decreasing (\$375 or less decreased from 60% in 2007 to 24% in 2013) and highest rents are increasing (\$451+ increased from 14% in 2009 to 31% in 2013).

While the Province amended the Vancouver Charter to give the City the power to regulate by by-law, the conversion and/or demolition of rooming houses and residential SRO hotels, it does not specifically allow the City under the SRA By-law to consider rent increases or a change in the type of tenant as a form of conversion.

In the absence of a Provincial increase to the shelter component of Income Assistance, this report recommends Council direct staff to work with Councils Renters Advisory Committee and the Provincial government in considering changes to the Residential Tenancy Act as described in Appendix B.

The proposed amendments to the Residential Tenancy Act would recognize the important role of rooms designated under the SRA By-law and create a unique category of SRA housing that would tie annual rent increases to the room rather than the tenant. This would ensure that rent increases in parts of the private stock with frequent tenant turnover would only increase in accordance with the approved annual provincial rent increase, and not with every tenant move.

## Supporting Tenants

As part of the SRO Task Force work completed in the development of the SRO Strategy for the DTES Plan, a reoccurring theme was the importance of providing tenants with information on their rights and responsibilities under the Residential Tenancy Act.

The SRO Task Force carried out a number of workshops with tenants and staff from the Residential Tenancy Branch. An information flyer was produced in consultation with Carnegie Community Action Project (see Appendix D) and distributed to 2,500 SRO tenants.

Schedule B of the SRA By-law (see Appendix A) is a Notice of SRA Designation that each owner is required to post in their building. This report recommends revising Schedule B to also include resource information from the flyer noted above. This will help ensure tenants know who to call if they need assistance resolving a dispute with their landlord, or if they have standards of maintenance issue in their room.

### *Implications/Related Issues/Risk (if applicable)*

#### *Financial*

The 2015-2018 Capital Plan includes a \$2 million capital grant program for upgrading non-profit SROs with a target of 400 units (\$5,000 per door). This report recommends that an additional allocation of up to \$2 million be approved in principle for a 3-year partnership program that would support upgrading private SROs, and support non-profits purchasing or leasing these buildings to maintain affordability and support tenants; source of funding to be the \$85 million earmarked for new affordable housing units within the 2015-2018 Capital Plan. The City's contribution would leverage additional external funding and staff will report back on further program details and funding partners for Council's consideration. Upon Council approval, budget adjustments would be made as part of regular capital budget processes.

This report also recommends increasing the amount Council may require as a condition of an SRA Permit for the permanent removal of an SRO unit from the SRA By-law designation from \$15,000 to \$125,000. This amount represents the estimated City cost of replacing a unit of SRO in the DTES, including land and construction (2015\$). Staff will continue to monitor the replacement costs and recommend adjustments periodically as appropriate.

### **CONCLUSION**

The report builds on the SRO strategy approved as part of the DTES Plan (2014), by recommending further actions, to minimize the displacement of tenants due to minor renovations. As well as more significant amendments to the SRA By-law, to increase the amount Council may attach as a condition of a permit, for the permanent removal of an SRA designated room from the By-law to \$125,000. As well, this report recommends an additional allocation of up to \$2 million from the 2015-2018 Capital Plan, originally targeted for new housing, toward a partnership program that will leverage additional external funding to support upgrading of private SROs, and non-profit purchase & lease of buildings to maintain affordability and support SRO tenants.

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BY-LAW NO. \_\_\_\_\_

A By-law to amend  
Single Room Accommodation By-law No. 8733  
regarding conversion charges and minor renovations

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. In section 1.2, Council strikes out (e) in the definition of "conversion" or "convert", which reads as follows:

"(e) a repair or alteration to a designated room or any improvement or fixture in it or a replacement of any such improvement or fixture, except for repairs or alterations that are minor in nature and have no material effect on the enjoyment by permanent residents of their living accommodation,"

and replaces it with the following:

"(e) a repair or alteration to a designated room or any improvement or fixture in it or a replacement of any such improvement or fixture, except for repairs or alterations that are minor in nature and have no material effect on the enjoyment by permanent residents of their living accommodation, and do not include the relocation of a permanent resident during the repair or alteration and does not result in the room ceasing to be a designated room,".

3. In section 4.3, Council:

(i) strikes the word "and" from the end of subsection 4.3 (c);

(ii) strikes the period "." from the end of subsection 4.3(d) and inserts "; and" in its place; and

(iii) inserts a new subsection 4.3 (e) as follows:

"(e) the proposed conversion involves a conversion under (e) of the definition of "conversion" or "convert" in section 1.2.".

4. In section 4.4 Council strikes subsection (f), which reads as follows:

"(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."

and replaces it with:

- "(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,

unless the proposed conversion only involves a conversion under (e) of the definition of "conversion" of "convert", in which case no fee is payable."

5. Council strikes subsection (a) of section 4.8, which reads as follows:

- "(a) as a condition of approving a conversion or demolition permit for a designated room, require the owner to pay to the city, for deposit into a reserve fund for the provision of accommodation to replace the accommodation the owner intends to convert or demolish under the conversion or demolition permit, the amount of \$15,000.00 for each designated room;"

and replaces it with:

- "(a) as a condition of approving a conversion or demolition permit for a designated room, require the owner to pay to the city, for deposit into a reserve fund for the provision of accommodation to replace the accommodation the owner intends to convert or demolish under the conversion or demolition permit, the amount of \$125,000 for each designated room, but only if the designated room ceases to be a designated room and is otherwise not replaced;"

6. Council strikes subsections (e) and (f) of section 4.8, which read as follows:

"(e) as a condition attached to a conversion or demolition permit for a designated room, allow the owner to repair or alter the designated room or the improvements or fixtures in it if the owner, to the satisfaction of and as required by Council or the Chief Housing Officer:

(i) locates comparable or better accommodation at a comparable or lesser rent for the permanent resident of the designated room during the course of the repair or alteration,

(ii) arranges for the re-location of the permanent resident to such comparable accommodation, and pays actual moving expenses,

(iii) gives assurances that, after completion of the repair or alteration, the owner will rent the designated room to a permanent resident, and

(iv) gives the permanent resident re-located under section 4.6(f)(ii) the first right of refusal to re-let his or her designated room from and after completion of the repair or alteration at the rent the permanent resident paid immediately before commencement of the repair or alteration, arranges for the return of the permanent resident to his or her designated room, and pays actual moving expenses;

(f) as a condition attached to a conversion or demolition permit for a designated room, require the owner to agree with the city, on terms and conditions satisfactory to the city's Director of Legal Services, to allow city employees, from time to time and at any reasonable time, to enter the building containing the designated room to inspect the building and its rooms for compliance with this By-law." ,

and replaces them with:

"(e) as a condition attached to a conversion permit for a designated room, allow the owner to repair or alter the designated room or the improvements or fixtures in it, if the owner, to the satisfaction of and as required by Council or the Chief Housing Officer:

- (i) locates comparable or better accommodation at a comparable or lesser rent for the permanent resident of the designated room during the course of the repair or alteration,
- (ii) arranges for the re-location of the permanent resident to such comparable accommodation, and pays actual moving expenses,
- (iii) gives assurances that, after completion of the repair or alteration, the owner will rent the designated room to a permanent resident, and
- (iv) gives the permanent resident re-located under section 4.8 (e)(ii) the first right of refusal to re-let his or her designated room from and after completion of the repair or alteration at the permanent resident's contribution to the rent paid immediately before commencement of the repair or alteration, arranges for the return of the permanent resident to his or her designated room, and pays actual moving expenses;

(f) as a condition attached to a conversion or demolition permit for a designated room, allow the demolition or conversion of the room so that it is no longer a designated room, if the owner, to the satisfaction of and as required by Council or the Chief Housing Officer:

- (i) locates comparable or better accommodation at a comparable or lesser rent for the permanent resident who is displaced,

- (ii) arranges for the re-location of the permanent resident to such comparable accommodation, and pays actual moving expenses,
- (iii) provides replacement housing for the designated room, and
- (iv) gives the permanent resident re-located under section 4.8 (f)(ii) the first right of refusal to rent the replacement rooms and pays actual moving expenses;

(g) as a condition attached to a conversion or demolition permit for a designated room, allow the demolition or conversion of the room so that it is no longer a designated room, if the owner, to the satisfaction of and as required by Council or the Chief Housing Officer:

- (i) locates comparable or better accommodation at a comparable or lesser rent for the permanent resident who is displaced,
- (ii) arranges for the re-location of the permanent resident to such comparable accommodation, and pays actual moving expenses, and
- (iii) pays an amount specified in 4.8(a);

(h) as a condition attached to a conversion or demolition permit for a designated room, require the owner to agree with the city, on terms and conditions satisfactory to the city's Director of Legal Services, to allow city employees, from time to time and at any reasonable time, to enter the building containing the designated room to inspect the building and its rooms for compliance with 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                      , 2015

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



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SCHEDULE B  
NOTICE OF SINGLE ROOM ACCOMMODATION DESIGNATION



CITY OF VANCOUVER

ALL ROOMS OR  
ROOM NUMBERS:

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OF THE

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(Name of the SRA Designated Building)

AT

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(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 MANAGING DIRECTOR OF SOCIAL DEVELOPMENT

For more information on City By-laws contact 311 ([vancouver.ca](http://vancouver.ca))  
Residential Tenancy Branch 604.660.1020 ([rtb.gov.bc.ca](http://rtb.gov.bc.ca))  
Subsidized Housing Registration - 604.648.4270 or visit 297 E. Hastings  
Emergency Shelter and Social Support Services ([bc211.ca](http://bc211.ca))  
First United Advocacy 604.681.8365 or visit 320 E. Hastings ([firstunited.ca](http://firstunited.ca))  
Vancouver Coastal Health 604.736.2033 ([vch.ca](http://vch.ca))

Proposed section 43A of the Residential Tenancy Act

Notwithstanding this Part, if a room is designated as single room accommodation under a By-law enacted pursuant to section 193D of the Vancouver Charter, the rent paid by any tenant of such room is:

- a) only subject to an annual rent increase calculated in accordance with the regulations;  
and
- b) cannot be increased in relation to the rent paid by the previous tenant or tenants at the termination of the tenancy agreement.

### Obtaining and SRA Conversion or Demolition Permit

Currently, general guidelines are used to determine whether an SRA Permit is required for proposed work in a building with SRA-designated rooms. A conversion or demolition permit is generally *not* required if the work involved is of a cosmetic nature only that would not materially effect permanent residents (i.e., the applicant is updating existing fixtures only and is not demolishing walls, or installing new fixtures, drywall, etc.); and, the number of designated SRA rooms is NOT being reduced.

Each application is considered on its own merits. Council or the Chief Housing Officer (delegated authority for SRA permits submitted by non-profits) can refuse the application, approve it outright, or add conditions to the approval. The Vancouver Charter requires Council and the Chief Housing Officer consider the following factors in making a decision on whether or not to approve an SRA Permit:

1. Accommodation that will be available to the tenants affected by the conversion or demolition;
2. The supply of low cost accommodation in the Downtown Core;
3. Condition of the building;
4. Need to replace or improve, over time, SRA buildings in the city; and,
5. History of the land and building, and the use and occupancy of the building.

Council may attach one or more conditions to the approval of an SRA Permit to achieve public objectives. Council may impose any one or a combination of conditions. Examples of conditions include that the owner enter into a Housing Agreement and/or a Heritage Revitalization Agreement, pay \$15,000 per room to be deposited into a reserve fund for the creation of replacement housing, provide a tenant relocation plan or other conditions as Council deems appropriate. Since enactment, almost every approved SRA Permit was subject to conditions.

Table 1 includes a summary of all SRA permits issued, those pending issuance (have not yet met all conditions of the permit), as well as those refused.

**Table 1: SRA Conversion or Demolition Permit Applications to Date**  
SRA Conversion or Demolition Permit Applications to Date

	Address	Building Name	No. of Rooms	Replacement Units	Date of Council Approval	Conditions	Status
1	806 Richards	Plaza	33	0	2003 Nov 04	Fee	Issued
2	511 Union		8	0	2003 Dec 10	HRA and Voluntary Contribution	Issued
3	24 Water	Grand	44	0	2004 Mar 09	HRA	Issued
4	1212 Granville	Ambassador	4	0	2004 Mar 23	HA	Issued
5	1261 Granville	Granville Hotel	100	83 (SRA)	2004 Jun 08	HA	Issued
6	746 Richards	Passlin	43	46	2004 Sep 28	HA	Issued
7	510 Homer	Victorian	56	0	2005 Feb 01	Fee	Issued
8	309 Carrall	Rainier	48	48	2005 May 12	HA	Lapsed

9	909 Richards	Roseberry	8	0	2005 May 26	Fee and Voluntary Contribution	Issued
10	434 Richards	Empress Rooms	11	0	2005 Jun 30	Fee	Issued
11	137 E Hastings	Onsite	18	30 (SRA)	2006 Apr 04	SNRF	Issued
12	412 Carrall	Pennsylvania	70	44 (SRA)	2006 Jul 11	HA and HRA	Issued
13	210 Carrall	Spinning Wheel	27	0	2006 Jul 11	HRA and fee	Issued
14	53 W Hastings	Strathcona	56	0	2006 Sep 26	HRA	Issued
15	335 & 337 Smithe	Homer Apartments	14	0	2007 Jul 24	HRA and fee	Issued
16	71 E. Hastings	BC Collateral	19	18 (SRA)	2008 Feb 12	HA	Lapsed
17	9 W. Cordova	Boulder Hotel	22	0	2008 Feb 12	Fee	Lapsed
18	303 Columbia	Columbia Hotel	71	70 (SRA)	2008 Jun 26	HA	Lapsed
19	18 W. Hastings	Burns Block	28	30 (SRA)	2008 Sep 16	HA	Issued
20	<b>1336 Granville</b>	<b>Cecil</b>	<b>50</b>	<b>0</b>	<b>2008 Sep 16</b>	<b>HA</b>	<b>Issued</b>
21	1330 Granville	Yale*	44	43 (SRA)	2008 Sep 16	HRA and HA	Issued
22	403 E. Hastings	Patricia Hotel	94	n/a	2008 Oct 16	n/a	Not approved
23	7 W. Hastings	Beacon (Backpackers)	41	47 (SRA)	2009 Oct 06	-	Lapsed
24	<b>577 Richards</b>	<b>Hotel St Clair</b>	<b>22</b>	<b>0</b>	<b>2010 Jun 10</b>	<b>Fee</b>	<b>Issued</b>
25	928 Main	Old American Hotel	39	42 (SRA)	2010 Jun 23	HA	Issued
26	31 W Pender	Pender Hotel	40	24 (SRA)	2010 Jun 23	HA	Issued
27	120 Jackson	International Inn	22	18 (SRA)	2011 Mar 17	HA	Issued
28	<b>606 Powell</b>	<b>Drake Hotel</b>	<b>26</b>	<b>146</b>	<b>2011 Jun 30</b>	<b>-</b>	<b>Issued</b>
29	803 Drake		11	0	2012 Apr 16	HA and fee	Issued
30	<b>1390 Granville</b>	<b>Old Continental</b>	<b>109</b>	<b>0</b>	<b>2013 Feb 27</b>	<b>-</b>	<b>Issued</b>
31	71 E. Hastings	BC Collateral	19	17 (SRA)	2013 Apr 10	HA	Issued
32	41 E. Hastings	Universal Rooms	37	102	2014 Apr 16	HA	Pending
33	5 W. Hastings	Canadian North Star	31	31(SRA)	2014 Dec 16	HA	Pending
34	9 W. Cordova	Boulder Hotel	22	0	2015 Jan 21	Fee	Pending

HRA means Heritage Revitalization Agreement

HA means Housing Agreement

Fee means \$5,000/unit (pre-2007) or \$15,000/unit (post-2007)

**Bolded Properties have been removed from Schedule A of the SRA Bylaw**

**CONVERSION OR DEMOLITION PERMIT APPLICATIONS ISSUED (IN ORDER OF DATE APPROVED)**

**The Plaza (806 Richards Street) - 2003 Nov 04:** The Plaza Hotel contained 33 designated SRA rooms. It was to be demolished as part of a larger redevelopment project that had been scheduled for the Development Permit Board before the SRA By-law was enacted. In response to the enactment of the SRA By-law, the applicant proposed rezoning the property. As part of

the rezoning, the applicant offered a contribution to the City's Affordable Housing Fund of \$1.08 million, in addition to a cultural amenity. Because the Vancouver Charter requires that payments required under the SRA By-law are deducted from the development cost levies to a maximum of the replacement housing component of the DCL By-law, the \$165,000 fee (\$5,000 x 33 rooms) was deducted from the replacement housing component of the DCL (net contribution of \$915,000 to the City's Affordable Housing Fund).

**511 Union - 2003 Dec 10:** 511 Union contained 8 designated SRA rooms. An application for a development permit had been made before the SRA By-law was enacted. Council approved an SRA Permit to convert 8 SRA rooms to 4 self-contained dwelling units in exchange for a Heritage Revitalization Agreement and a \$20,000 contribution to the City's Affordable Housing Fund.

**The Grand (24 Water Street) - 2004 Mar 09:** The Grand contained 44 designated SRA rooms that had been closed for 30 years. The owner proposed to renovate it as part of a larger redevelopment project. Council approved the SRA Permit on the condition that the owner enters into a Heritage Revitalization Agreement.

**The Ambassador (1212 Granville Street) - 2004 Mar 23:** The Ambassador contained rooms that provided accommodation for tourists (38 rooms) and for permanent residents (4 rooms). The owner of the Ambassador (and the Canadian Hotel (1203 Seymour St.) submitted an application to exempt 38 rooms, as well as an application to convert the remaining 4 designated SRA rooms in the Ambassador to tourist use. Council approved the SRA Permit on the condition that the owner enter into a 5-year Housing Agreement that would require the owner to maintain monthly rent rates of all 26 SRA-rooms at the Canadian Hotel at current levels and maintain current tenant services (housekeeping and 24-hour presence at front desk for security). The value of the Housing Agreement maintaining rents is more than the equivalent of the \$20,000 (\$5,000 per four rooms) which Council could have required as a condition of the SRA conversion permit. The Housing Agreement secures rents for all 26 SRA rooms at the Canadian Hotel that are above average quality in an area that typically has higher rents than other parts of the downtown core. At the end of the 5-year Housing Agreement, all 26 rooms will remain SRA designated and the rents become unfrozen.

**Granville Hotel (1261 Granville Street) - 2004 Jun 08:** The Granville contained 100 designated rooms when the City purchased the building in the spring of 2004. The City then applied for an SRA permit to demolish 17 designated rooms and to convert the remaining 83 rooms to non-market housing with the units to be rented at the shelter component of welfare and to include washrooms and cooking facilities. Council approved the SRA permit application. The renovations improved the quality of the housing, and broadened the range of low-income housing in the City's non-market housing portfolio which currently contains primarily sleeping rooms.

**Passlin (746 Richards Street) - 2004 Sep 28:** This project demonstrates how the SRA By-law can leverage opportunities for the creation of replacement low-cost housing. Owners of the Passlin (746 Richards St.) applied for an SRA Demolition Permit for all 43 designated rooms so that they could redevelop this site along with adjacent land. Negotiations resulted in an agreement to bonus the new development with 99,639 sq. ft. of additional density, and an investment of \$720,000 in Downtown South Development Cost Levy funds in the project, in return for the developer giving the City 46 units of low-cost housing worth approximately

\$5,765,000. In May 2008, Coast Foundation Society moved 46 tenants into the new Doug Storey Apartments.

**The Victorian Hotel (514 Homer Street) - 2005 Feb 01:** Located in Victory Square, the Victorian Hotel contains 56 designated SRA rooms. The owners initially applied for an exemption from the By-law but because all of the 56 rooms in the Victorian were assessed as Class 1-residential for tax purposes, they did not meet the criteria for exemption as set out in the By-law. The owners then applied for an SRA conversion permit to convert to tourist use. Building inspection reports showed that extensive work had been carried out without permits over a period of 2-3 years prior to the enactment of the By-law, and those 9 rooms were still closed due to renovations. As a condition of approving the conversion, Council required that the applicant obtain all necessary City permits required for the alterations carried out and that the alterations be inspected and approved for occupancy by the Chief Building Official. Further, the owner was required to pay \$280,000 (\$5,000 per 56 rooms converted/demolished) to be deposited to the replacement housing fund. The owners asked Council to reconsider its decision. On October 25, 2005, Council agreed and reduced the SRA fee to \$45,000 (\$5000 for each of the 9 rooms still under renovations). In 2008, a Building Permit was issued and a Development Permit application was made. The Homer and Pender facades are to be rehabilitated in phases and to be completed within three years.

**Roseberry House (909 Richards Street) - 2005 May 26:** City staff had extensive discussions with the owner regarding the proposed redevelopment of 909 Richards and two adjacent properties, prior to the enactment of the SRA By-law. These discussions established the parameters for the form of development on this site for a 7-storey multiple dwelling with 60 units including 10 street-oriented townhouses. The project received conditional approval by the Development Permit Board on November 8, 2004 subject to Council approval for demolition of the SRA-designated building containing 8 designated rooms. The developer applied for an SRA demolition permit and submitted a tenant relocation plan for the two affected tenants. Staff recommended the application of the \$5,000 per room demolition fee (\$40,000) for replacement housing but noted to Council that this would be deducted from the replacement housing component of the DCL. The developer had budgeted for \$40,000 in SRA fees, unaware that they would be deducted from the DCLs and therefore offered a voluntary contribution of \$40,000 to the City's affordable housing fund which would not be offset by a reduction in DCLs. Council accepted the voluntary contribution from the applicant to the City's Affordable Housing fund in addition to charging the \$40,000 SRA fee and approved the SRA Permit.

**Empress Rooms (434 Richards Street) - 2005 Jun 30:** The Empress Rooms, built in the early 1900's, is a 3-storey building containing 18 designated SRA rooms which had been vacant for more than 30 years. The applicant proposed to convert these into 10 self-contained rental dwelling units. 7 of the 18 SRA-designated rooms at 434 Richards (Empress Rooms) were over 320 sq. ft. and therefore qualified for an exemption under the SRA By-law. Council approved the SRA Permit for the remaining 11 rooms with the condition that the owner enter into agreements securing the proposed heritage restoration measures, and prohibiting strata-titling of the site for a minimum of 30 years and on the condition the owner pay the \$5,000 per room demolition fee (\$5000 X 11 rooms = \$55,000) deposited to the City's Replacement Housing Fund.

**Onsite Residence (137 East Hastings Street) - 2006 Apr 04:** This project is a joint-partnership between the Vancouver Coastal Health Authority and the Portland Hotel Society, who have a 10-year lease agreement with the owner to renovate the two upper floors above the Supervised Injection Site (Insite) and provide 30 SNRF (Special Needs Residential Facility) units. The facility will provide transitional housing for clients of Insite, who will receive a variety for support, such as home nursing care, home detox support, counseling, and assistance in finding longer-term housing. This project resulted in the conversion of 18 SRA-designated rooms. Rooms will revert back to SRA-designation when the lease with VCH is not renewed.

**Pennsylvania Hotel (412 Carrall Street) - 2006 Jul 11:** The Pennsylvania Hotel contained 70 SRA-designated rooms. The proposed development, which is funded by all 3 levels of government, will reduce the number of rooms to allow upgrading to 44 larger self-contained units. On July 11, 2006, Council approved staff's recommendation to approve the SRA conversion/demolition permit application, on the condition that the owner enter into a Heritage Revitalization Agreement and a Housing Agreement with the City, prohibiting stratification of the site, requiring non-profit ownership and operation of the building, and limiting occupancy to households in core housing need for 60 years. The Pennsylvania Hotel remains SRA-designated because the size of the new self-contained units is less than 320 square feet.

**Spinning Wheel Hotel (210 Carrall Street) - 2006 Jul 11:** Located in historic Gastown district, the Spinning Wheel is a 3-storey municipally designated, "B" listed heritage building that contained 27 SRA-designated rooms. These rooms had been ordered closed by the Health Department in October 2002 due to unsanitary conditions (lack of heat, hot water and functional washroom facilities). The applicant began discussions with staff to convert the 27 rooms to 5 live-work units in late 2004, when the market was still relatively calm (pre-Woodward's sales). Staff considered the application in the context of the proposed upgrades to preserve and revitalize this building, and recommended that Council approve the SRA permit application on the condition that the owner enter into a Heritage Revitalization Agreement with the City, and make payment of \$135,000 (\$5000 x 27 rooms to be demolished) to the City's Replacement Housing Fund. Owners met the condition of approval in January 2007, it is recommended to be removed from the By-law in this report.

**Strathcona Hotel (51 West Hastings Street) - 2006 Sep 26:** This municipally-designated, "B" listed heritage building, largely gutted after fire damage in the 1990s, originally contained 56 units, which had been closed and vacant since 1973.

1st SRA application: On June 16, 2005, Council approved an SRA demolition permit application to demolish 6 units with the condition that the owner enter into a Housing Agreement securing rental accommodation for the remaining 50 units for a period of 6 years with 20 of those limited to 110% of the shelter component of income assistance (\$357.50) with any rent increase tied to an increase in the shelter component of income assistance. Because they are smaller than 320 square feet, all 50 rooms remain designated under the Single Room Accommodation By-law. The project was partly underway when it met with financial problems. In early 2006, the property was sold.

2nd SRA application: On September 26, 2006, Council approved the new owner's proposal to convert the 56 SRA-designated rooms to 29 live-work strata-title units, on the condition that the owner enter into a Heritage Revitalization Agreement with the City.

**Homer Apartments (335 & 337 Smithe Street) - 2007 Jul 24:** This site consisted of two buildings, collectively known as the Homer Apartments. Among the combined 24 rooms, 10 of these qualified for exemption on the basis that they were greater than 320 square feet. Council approved the conversion and demolition of the remaining 14 rooms to allow for the construction 15 self-contained dwelling units. There were 18 permanent tenants that were relocated to comparable accommodations and compensated with two-months rent. Existing tenants are assured the first right of refusal into the new development. Approval was based on three conditions. First, that the owner enter into a Heritage Revitalization Agreement to seismically upgrade and designate the building. Second, that the owner enter into a Housing Agreement to ensure that the new 15 units will not be strata titled for the life of the building. The final condition was payment of \$70,000 (\$5,000 x 14 rooms) to be deposited into the City's reserve for replacement housing.

**Cecil Hotel (1336 Granville Street) - 2008 Sep 16:** The Cecil Hotel located in Downtown South is part a development that includes the Yale Hotel. The approved development proposal was for a mixed-use tower with a two-storey commercial podium and 21 storeys of residential. Council granted exemption to 32 of the 82 rooms at the Cecil Hotel. Council approved to convert and demolish the remaining 50 rooms at the Cecil and on the condition of the upgrade and conveyance of the Yale Hotel to the City of Vancouver. The Yale Hotel was also approved to be municipally designated as category "B" and the owner enter into a Heritage Revitalization Agreement to rehabilitate the Yale Hotel.

**Yale Hotel (1300 Granville Street) - 2008 Sep 16:** The Yale will be undergoing upgrades to the existing units and as a result will lose one unit. See Cecil Hotel above. Permit is pending.

**Burns Block (18 W. Hastings Street) - 2008 Sep 16:** Located in historic Gastown district, Burns Block is a 6-storey municipally designated, "B" listed heritage building that contained 28 SRA-designated rooms. These rooms had been ordered closed by the Fire Department in March 2006 due to life safety conditions. The applicant began discussions with staff to convert the 28 rooms into 30 self-contained dwelling units that are less than 320 square feet and therefore remain SRA-designated. Council approved the SRA Conversion Permit with the condition that the owner enter into a Housing Agreement that secures the rooms as rental in perpetuity and shall never be strata titled.

**St. Clair Hotel (577 Richards Street) - 2010 Jun 10:** The St. Clair Hotel, located at 577 Richards Street, is 4-storey, 36 unit, municipally designated heritage class "B" building located in the Downtown District across from Cathedral Square. Council approved an exemption for 15 rooms and an SRA Conversion Permit to convert the remaining 21 rooms. A payment of \$30,000 was deposited into the SRA replacement housing fund as a condition of the permit. The St. Clair Hotel has been operating primarily as a budget hotel for tourists since the SRA By-law was enacted in 2003.

**American Hotel (928 Main Street) - 2010 Sep 23:** The American Hotel, located in the Downtown Eastside, is a 3-storey building with 39 rooms. Council approved the permit to allow the creation of 3 more rooms for a total of 42 rooms and install bathrooms in 38 rooms. As a condition of approval for the permit, the owner would enter a Housing Agreement that would secure 6 rooms at \$400/month for 10 years. All 42 rooms will remain SRA-designated.



**Pender Hotel (31 W. Pender Street) - 2010 Sep 23:** The Pender Hotel, is a 3-storey building heritage building (category "B") located in the Downtown Eastside. The Council approved permit allowed the conversion of 40 rooms into 24 studios and 13 Healing Lodge units of 2- and 3-bedrooms. This building is owned by the Provincial Rental Housing Corporation (BC Housing) and is operated by a non-profit agency. The building will serve to permanently house Aboriginal people at risk of homelessness and temporarily house Aboriginal people who have traveled to Vancouver for medical treatment. As a condition of approval the owner entered into a Housing Agreement that secured 24 studio units to be rented at the shelter component of welfare rate in perpetuity and the property shall never be strata-titled.

**International Inn (120 Jackson) - 2011 Mar 17:** The International Inn is a 2-storey building listed in category "B" on the heritage registry. The Council approved permit allowed for the demolition of 4 units and the renovation the remaining 18 units, all subject to the Atira (the owner) entering into a Housing agreement the registers their intent to rent those 18 units at no more than the monthly shelter allowance in perpetuity and a Section 219 Covenant that disallows strata-title subdivision. These 18 units remain SRA designated as they are below 320 square feet.

**Drake Hotel (606 Powell Street) - 2011 Jun 30:** The Drake Hotel is a 4-storey building which is not listed on the heritage register. The Council approved permit allows for the demolishing of all 26 SRA designated rooms to make way for the development of 146 self-contained non-market supportive housing units.

**803 Drake - 2012 Apr 16:** 803 Drake is a 3-story building that is not listed on the heritage register. The Council approved permit allows for the demolishing of all 11 SRA designated rooms to make way for a mixed use development with a 41-storey residential tower. As a condition of approval for the permit, the owner must contribute \$750,000 to the Affordable Housing Fund and secure 20 units as market rental.

**Old Continental (1390 Granville) - 2013 Feb 27:** The Old Continental is a City-owned building that was slated for decommissioning in 1993 but has continued to operate due to the continued need for social housing. The City's Chief Building official determined that the building was beyond re-use or rehabilitation and the Council approved permit allows for the demolishing of all 109 SRA designated rooms. The City purchased replacement accommodation at 3483 Kingsway where the majority of tenants will move with those wishing to remain in the neighborhood relocated to units in the refurbished Yale Hotel. As part of the 2010 Granville Loops Policy Plan, all 109 designated SRA rooms in the Old Continental will be replaced with new social housing through development opportunities in Downtown South.

**BC Collateral (71 E. Hastings Street) 2013 Apr 10:** The BC Collateral building, built in the early 1900's, is a 3-storey building containing 17 SRA-designated rooms which had been vacant for more than 40 years. The applicant resubmitted a proposal that had been approved by Council on 2008 Feb 12 but had lapsed. The applicant proposed to convert the designate rooms into 19 self-contained rental units, in which 17 will remain SRA-designated because of their size. Council approved the SRA Permit with the condition that the owner enter into a Housing Agreement for 20 years to ensure that the new units are rental for permanent tenants. The Housing Agreement was amended to secure 5 units for tenants eligible for

SAFER. Heritage designation and a Heritage Revitalization Agreement were also approved by Council.

#### **CONVERSION OR DEMOLITION PERMIT APPLICATIONS PENDING**

**Universal Rooms (41 E Hastings) 2014 Apr 16:** The Universal Rooms, built in 1945, is a 3 story building with 37 SRA-designated rooms on the second and third floors. It had not been occupied since the mid-1970's and was in a state of disrepair. The applicant proposed to demolish and replace the 37 designated rooms with 102 social and supportive housing units with the balance of the development being secured market rental. As one of the conditions of the Council approved rezoning of the site (RTS#10113) the 102 units will be secured as social housing by a Housing Agreement. Of the 102 new self-contained units, 52 units will be supportive housing and affordable to singles and couples receiving the shelter component of income assistance while 50 units will be social housing with rents set to HILs or CMHC market rents, whichever is lower.

**Canadian North Star (5 W. Hastings) 2014 Dec 16:** The Canadian North Star is a rooming house located at 5 West Hastings Street. The 31 SRA-designated rooms on the second, third and fourth floors, as well as the commercial floors, were all closed in 1999 for significant and persistent contraventions of City of Vancouver By-laws and have been deemed unsafe for occupancy. The applicant is proposing to make all rooms self-contained and secure 5 rooms at the shelter component of income assistance (currently \$375). All will remain designation under the SRA By-law. In addition the applicant will make 50% of the remaining 26 rooms available to tenants who are on income assistance and are supported with Provincial rent supplements at no cost to the City of Vancouver. These conditions will be secured by a Housing Agreement with a term of 30 years.

**Boulder Hotel (9 W. Cordova) 2014 Jan 21:** The Boulder Hotel, built in the early 1900's, is a 3-storey building containing 22 SRA-designated rooms which had been vacant for more than 30 years. The applicant is proposing to convert these SRA designated units to 8 rooms. Staff are recommending the approval of the SRA Permit to convert and remove from the By-law with the condition that the owner pay \$105,000 (\$15,000 x 7 rooms) to be deposited into the City's reserve for replacement housing. The fee was based on only 7 units because originally, the fee was \$110,000 which was based on \$5,000 per unit. In addition, the 8 new units will be secured as rental for the life of the building through a 219 covenant. A prior application was made on 2008 Feb 12 but the owner did not meet the condition of approval by the deadline and the application has lapsed.

#### **CONVERSION OR DEMOLITION PERMIT APPLICATIONS NOT ISSUED**

**The Rainier Hotel (309 Carrall Street) - 2005 May 12:** The Rainier Hotel is a 3-storey "C" listed heritage building along the proposed Carrall Greenway in Historic Gastown. An SRA conversion application was submitted for the 48 designated SRA rooms to permit the owner to proceed with plans to install a washroom and cooking facilities in each of the rooms. In exchange for the owner entering into a housing agreement, securing a measure of affordability over time, Council waived the conversion fee of \$5,000 per room. The rooms remain designated under the SRA By-law because they are smaller than 320 square feet. By 2007, the Rainier was sold and the new owner did not plan to carry out the improvements proposed by the previous applicant to install private washrooms and cooking facilities in each room. Instead, the new owner has submitted application to carry out cosmetic upgrades

instead and reopen the rooms as traditional SRO rooms, not requiring an SRA Conversion Permit. The original SRA Permit application was lapsed. In 2008 BC Housing bought this SRA to renovate and to be operated by a non-profit agency (to be determined).

**Columbia Hotel (303 Columbia Hotel) - 2008 Jun 26:** The Columbia Hotel, applied to install bathrooms in nearly every unit of the hotel. The owners applied to exempt some units based on size, and to convert the remaining units. Council approved exemption of 6 units based on size. Council also approved staff's recommendation to approve a SRA Conversion Permit on the condition that the owners enter into a 5-year Housing Agreement to ensure that every unit in the hotel be rented on a monthly basis. Currently, the SRA By-law allows for 10% of the total number of units to be rented nightly or weekly. To date, the owners have not entered into a Housing Agreement and have relayed their dissatisfaction with Council's decision. The owners have indicated that they will not be complying with condition of approval of a Housing Agreement and will not be pursuing plans to install bathrooms in every unit.

**Patricia Hotel (403 E. Hastings) 2008 Oct 16:** The Patricia Hotel has a long history in the City of Vancouver as having housed permanent residents until the mid-1980's when it converted to a budget hotel for travelers. Since only half the hotel qualified for exemption because only half was assessed as commercial, staff recommended approval for a conversion permit for the other half given its history of a tourist accommodation. Staff recommended approval of the conversion subject to the condition that the owner pay \$180,000 based on \$15,000/room fee applied to 12 rooms, which was equivalent to the foregone taxes during 2003 to 2008, or date of enactment until date of the application. The recommendation resulted in a tie vote at Council and therefore was not approved. However, the exemption for half the rooms was approved.

**BC Collateral (71 E. Hastings Street) - 2008 Feb 12:** The BC Collateral building, built in the early 1900's, is a 3-storey building containing 16 SRA-designated rooms which had been vacant for more than 40 years. The applicant proposed to convert these into 19 self-contained rental units, in which 18 will remain SRA-designated because of their size. Council approved the SRA Permit with the condition that the owner enter into a Housing Agreement for 20 years to ensure that the new units are rental for permanent tenants. Heritage designation and a Heritage Revitalization Agreement were also approved by Council. The applicant did not complete the requirements of the permit in the year following council approval and the permit lapsed. The applicant has made a new application for an SRA Permit which will come before Council in late 2014.

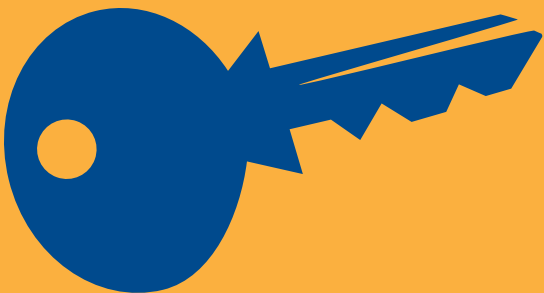
**Beacon Hotel/Backpacker's Hotel (7 W. Hastings Street) 2009 Oct 6:** The Beacon Hotel, located at 7 W. Hastings Street, is a 4-storey municipally designated building (category "B"), located in the historic district of Gastown (HA-2). The second through fourth floors serve as a residential hotel with 41 sleeping rooms. Council approved the SRA Permit for 6 new rooms (from 41 to 47) and 5 amenity spaces. An SRA Permit is required before the development permit, to increase the number of rooms, can be issued. This property is owned by BC Housing and is operated by a non-profit agency. All of the rooms in the building remain SRA-designated. Due to the BC SRA Revitalization initiative this project did not proceed and the permit lapsed.

# RESOURCES FOR

## Single Room Occupancy (SRO) Tenants

SRO tenants and landlords have rights and responsibilities.

This is a contact list of resources that can help you understand your rights and address challenges you may be facing in your SRO.



# EMERGENCY ASSISTANCE

## Phone 9-1-1

Immediate assistance for health or safety  
of yourself or another person.

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### City of Vancouver:

**Phone 3-1-1**

*vancouver.ca*

Problems including:

- broken toilets or fixtures
- bedbugs
- general repairs
- rodent/pest infestations
- lack of heat or hot water

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### Residential

**Tenancy Branch:**

**604-660-1020**

*www.rto.gov.bc.ca*

Problems with your  
landlord about your  
tenancy agreement

**520 Richards Street**

Monday to Friday  
from 9 - 11:30 am  
or

**Four Directions**

390 Main Street  
(enter on Hastings)  
Monday to Friday  
from 12:30 - 4 pm

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**Subsidized Housing**

**Registration:**

**604-648-4270**

*bchousing.org*

or visit:

**297 East Hastings Street**

Monday to Friday from  
10 am - 4 pm

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**Emergency Shelter  
and Social Support  
Services:**

**Phone 2-1-1**

*bc211.ca*

Provincial information  
line on:

- shelters
- income/benefits
- community resources
- social services  
(e.g. homecare)

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**First United Advocacy:**

**604-681-8365**

*firstunited.ca*

Problems including:

- income/benefits
- tenancy
- immigration
- debt issues
- human rights issues

**320 East Hastings Street**

Monday to Friday from  
8:30 am - 12 noon  
and 1 - 4:30 pm

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**Vancouver**

**Coastal Health:**

**604-736-2033**

*vch.ca*

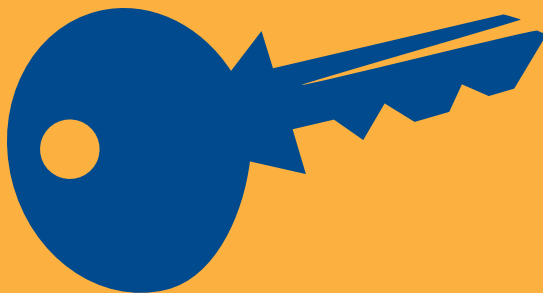
Information about  
health services in your  
community

Don't throw out this resource list!

# 單身人士房間 租戶 的資源服務

單身人士房間(SRO)的  
租戶及業主均有應盡的權利及責任。

這份聯繫人列表可讓閣下  
了解到您在單身人士房間的權利及  
可能面對的各類問題。



# 緊急支援 請電 9-1-1

為您及其他有需要人士，提供有關  
健康及安全問題的即時援助。

## 溫哥華市政府:

電話 3-1-1

[vancouver.ca](http://vancouver.ca)

協助問題包括:

- 廁所或固定裝置破損
- 床蟲
- 一般家居維修
- 滅鼠/蟲害
- 暖氣或熱水供應不足

## 住屋租務辦事處:

604-660-1020

[www.rto.gov.bc.ca](http://www.rto.gov.bc.ca)

協助有關您與業主間  
的租務合約問題

**520 Richards Street**

星期一至五，由早上9時  
至11時30分

或

**Four Directions**

緬街390號

(請由喜士定街進入)

星期一至五，由中午12時  
30分至下午4時

## 補助房屋登記處:

604-648-4270

[bchousing.org](http://bchousing.org)

或親臨:

喜士定東街297號

星期一至五，由早上10時至  
下午4時

## 緊急庇護及社會 支援服務:

電話 2-1-1

[bc211.ca](http://bc211.ca)

省政府熱線提供以下資訊:

- 庇護中心
- 入息/福利
- 社區資源
- 社會服務  
(例如: 家居護理)

## 第一聯合教會 公義倡導:

604-681-8365

[firstunited.ca](http://firstunited.ca)

協助問題包括:

- 入息/福利
- 租務合約
- 移民事務
- 債務問題
- 人權問題

喜士定東街320號

星期一至五上午8時30分  
至正午12時及下午1時  
至4時30分

## 溫哥華沿岸衛生局:

604-736-2033

[vch.ca](http://vch.ca)

提供有關您社區內的衛  
生服務資訊

請勿掉棄並妥善保存這資料名單!