

EXPLANATION**A By-law to amend the Single Room Accommodation By-law
regarding conversion charges and minor renovations**

After hearing from the public at a Committee meeting on July 22, 2015, Council resolved to amend the Single Room Accommodation By-law to increase conversion charges, change the definition of "conversion" and make other related amendments. The enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
July 22, 2015



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:

(a) strikes the period “.” from the end of subsection 4.3(d) and inserts “; or” in its place; and

(b) 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 by the owner;”.

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. Council replaces Schedule B of the By-law with the document attached as "Schedule B" to this By-law.

8. 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.

9. 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

“SCHEDULE B”

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 MANAGING DIRECTOR OF SOCIAL DEVELOPMENT

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