



## ADMINISTRATIVE REPORT

Report Date: May 14, 2016  
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Meeting Date: May 31, 2016

TO: Vancouver City Council  
FROM: General Manager of Community Services  
SUBJECT: 2015 Housing and Homelessness Strategy Report Card: Part Two

### **RECOMMENDATION**

- A. THAT Council receive this report and the attached *2015 Survey of Single Room Accommodation and Non-Market Housing in the Downtown Core* (Appendix A) for information.
- B. THAT Council direct staff to continue to work with Senior Governments, StreetoHome and non-profit housing partners to prioritize the development of 20 City-owned sites to increase the supply of temporary and permanent social and supportive housing, and supports to meet the needs of our low-income and vulnerable residents.

### **REPORT SUMMARY**

Vancouver faces similar challenges to other large cities and urban centres in Canada in dealing with homelessness and the pressure felt by many residents as a result of the current housing crisis. Many of our homeless residents, as well as those on low and middle incomes, are experiencing real housing stress as a result of difficulties in finding, affording and maintaining housing in the city. Vancouver is tackling homelessness and the challenge of affordability by taking on greater responsibility for housing delivery, despite having limited tools at our disposal with which to respond.

This report is Part Two of the *2015 Housing and Homelessness Strategy Report Card*. It provides Council with an overview of progress to date on the lower end of the housing continuum - ensuring adequate shelter beds to meet the needs of our most vulnerable homeless residents, as well as providing new temporary housing options and replacing Single Room Occupancy (SRO) Hotels by increasing the supply of social and supportive housing.

2016 marks the halfway point of the City's ten year Housing and Homelessness Strategy 2012-2021. While solid progress has been made over the past five years to increase the supply of affordable housing through City tools and partnerships, particularly in enabling market rental and secondary rental housing, more actions are required to meet the needs of our most vulnerable citizens through the delivery of both temporary and permanent social and supportive housing.

This report highlights progress on our targets, as well as multi-sectorial collaboration to improve delivery of resources to addressing homelessness, providing temporary housing options and initiatives to revitalize and maintain affordability in the Single Room Occupancy (SRO) hotel stock.

Finally, it should be noted that the accompanying presentation at Council will include the results of the 2016 Annual Homeless Count and the final 2016 Homeless Count report will be available on May 31, 2016, at [www.vancouver.ca/housing](http://www.vancouver.ca/housing).

### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

In July of 2011, Council adopted Vancouver's Housing and Homelessness Strategy 2012- 2021: "A Home for Everyone." In addition to setting targets along the housing continuum for new housing delivery, the Strategy directed staff to develop and present an annual report card to Council to track progress towards achieving the Strategy's goals. 2016 marks the halfway point of this ten year Strategy.

In March, 2014, Council adopted the DTES Plan with the goal to improve the diversity of housing types, including much needed social and secured market rental, as well as improve building conditions, secure affordability, and provide supports to vulnerable tenants. The Plan identifies the need to replace the 4,500 SRO rooms over the next 30 years with safe, secure and self-contained dwelling units, while also upgrading the current stock in the interim.

In June 2014, Council formally acknowledged that the City of Vancouver is situated on the unceded traditional territory of the Musqueam, Squamish, and Tsleil-Waututh First Nations. This was followed by Council passing a motion in July 2014, to reaffirm its commitment to designate Vancouver as a City of Reconciliation.

In July 2015, Council approved amendments to the SRA By-law to:

- 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;
- 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.

Council also approved, in principle, an allocation of up to \$2m from the 2015-2018 Capital Plan for housing and authorized 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.

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

The recent rise in home prices, rents and the housing crisis in Vancouver is creating challenges for many residents in our city, but these challenges are most pronounced for those residents on low incomes, those dealing with mental health and addiction issues, as well as those in precarious housing situations. Households across much of the income spectrum are facing difficult choices about whether they can afford to stay in our city

Homeless remains a significant challenge in Vancouver, which is exacerbated by high property costs. Nonetheless, the city has opportunities, through partnerships, to leverage its land, including 20 sites that were offered for affordable housing, as well as innovative approaches such as modular housing, to make significant strides in addressing this challenge through the housing strategy refresh.

### ***REPORT***

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

Housing unaffordability is driving health, social and economic inequality in Vancouver. Vancouver has the highest housing prices and rents and the lowest median incomes among Canada's major cities. Some specific and most notable housing trends are detailed here.

#### **Decreasing Affordability and Vacancy Rates:**

Higher housing costs and rents combined with declining rental vacancy rates are resulting in high housing stress with 34% of the city's renting households spending more than 30% of their income on housing costs (2011 Census data). Vancouver has a 0.6% rental vacancy rate (a healthy rate is 3%-5%). According to CHMC's 2016 data, there are 56,190 secured market rental units in the city which equates to just 337 vacant units available for rent.

Vancouver is a diverse city with a range of incomes, so the competition for scarce affordable housing creates a downward pressure on available rental accommodation. For lower income households, the issue is further compounded by the fact that the BC Provincial Government shelter rate of social assistance has not increased in over 9 years, while the average market rent for a studio apartment in the DTES has reached nearly \$900/month (CMHC 2016). It is increasingly becoming more difficult for low income individuals to access secure, affordable housing, thus putting them at significant risk of homelessness.

#### **The Squeeze: Impacts on our Most Vulnerable Citizens**

For the city's most vulnerable tenants, many of whom live with mental health and addictions, Single Room Occupancy (SRO) hotels are often the last resort before homelessness. SRO's typically consist of 100 square foot rooms with shared washroom and cooking facilities. Much of the stock is more than 100 years old, poorly maintained and in need of significant repair. These poor conditions impact the health and well-being of the people who reside in the buildings and by proxy the health of our City. The City's biennial "Survey of Single Room

Accommodation and Non-Market Housing in the Downtown Core” has tracked and analyzed the SRO stock since the 1990s<sup>1</sup>. Appendix A contains the 2015 report and the findings are consistent with the noted trend that declining vacancies, rising rents, and a greater demand for affordable rental housing are resulting in tenant displacement and an increase in homelessness.

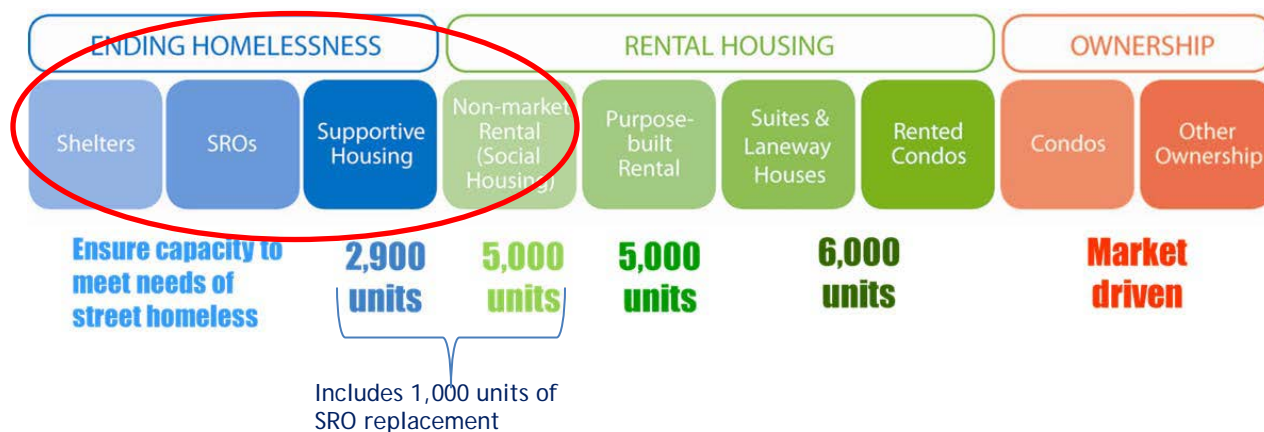
Homeless Counts have been conducted every three years in the Metro Vancouver region since 2002. In 2010, the City of Vancouver began conducting point-in-time counts in the intervening years. The Homeless Counts estimates the number of street and sheltered individuals, as well as providing demographic and trend analysis on the population. The count takes place in mid-March each year and provides a “snapshot” of both street and sheltered homelessness during a 24-hour period in the city. The accompanying presentation to this report provides detailed analysis of the 2016 Homeless Count, and the final report will be posted on May 31<sup>st</sup> at [www.vancouver.ca/housing](http://www.vancouver.ca/housing).

By optimizing the use of its limited tools, policies as well as coordinated and sustained efforts with partners, the City has been able to make progress on its targets, as outlined in Part 1 of the Housing and Homelessness Strategy Report Card - RTS 10831. As pressures continue to rise across the housing continuum, strong collaboration and Senior Government intervention in the housing market at all levels will be increasingly necessary to ensure that all residents, especially our most vulnerable citizens, have access to safe, secure, and affordable housing.

### Strategic Analysis

The City’s responses to the housing market challenges are outlined in this report and are focused on those residents who are least well equipped to deal with the housing market they are now faced with, and those whose housing choices are to be found at the lower end of the housing continuum. Figure 1 below, highlights where the focus on this report will be.

Figure 1: City of Vancouver Housing and Homelessness Strategy Targets: 2012 to 2021



<sup>1</sup> The term Single Room Accommodation (SRA) refers to the By-law enacted in 2003 and includes rooming houses and residential, Single Room Occupancy (SRO) hotels in the Downtown Core, as well as non-market housing with rooms or self-contained units less than 320 ft<sup>2</sup>. The term SRA and SRO are used interchangeably in this report.

## Shelters

### *Context*

Shelters serve as an emergency response for individuals experiencing street homelessness. Since 2008, the City and the BC Provincial government have partnered to open additional temporary Winter Response shelters during the cold, wet weather season, in locations with high numbers of individuals experiencing homelessness, and a lack of shelters. The winter response shelter beds are “low-barrier” meaning they welcome people inside regardless of their current situation or condition. They allow an individual to come inside under the influence of alcohol or other substances, with their pets, their belongings and carts, or with a partner or group of friends (which can be important when encouraging street youth to come inside). While only open during the coldest months of the year, the shelters have no maximum length of stay and the non-profit operator, our Carnegie Outreach Team, BC Housing and the Ministry of Social Development, work with shelter guests to develop housing plans and ensure they have access to income assistance.

This past winter, a total of 210 shelter beds were opened as part of the Winter Shelter Strategy - the largest number since the strategy began in 2008. The City contributed \$800,000 to secured shelter locations and any necessary capital improvements. BC Housing invested \$1.6m in operating agreements with the non-profit shelter providers. The successful operation of these shelters in communities across Vancouver is a result of a good partnership with BC Housing, as well as the hard work and dedication of the non-profit shelter operators listed below. Table 1 provides location and operator, target population, as well as number of beds and supports:

Table 1: 2015/2016 Winter Shelters

Address	Operator	Hours	# of Beds	Target demographic	Meals
900 Pacific	Raincity	24 hours	40	Men and Women	3 meals per day
1648 E 1st Ave	Raincity	24 hours	40	Men and Women	3 meals per day
134 E. Cordova	Salvation Army	8:30pm - 7:30am	40	Men and Women	2 meals
138 E. Cordova	Salvation Army	24 hours	30	Men Only	3 meals
49 West Cordova	PHS	9pm-9am	30	Men and Women	3 meals per day
1138 Burrard	Directions	10pm-8:30am	10	Male and Female Youth (19-24 only)	2 meals offered
601 E Hastings	UGM	9pm-6:30am	20	Men Only	3 meals

The additional capacity was a significant addition to a stretched and over-capacity shelter system. Through the 2015/2016 season, the 900 Pacific and 1648 E 1<sup>st</sup> Ave locations provided shelter for a total of 157 individuals. About 78% of these individuals were male, and 33% identified as Aboriginal. Fifty two individuals were successfully housed throughout the season. The goal of the winter shelters is to provide every shelter guest with health and support services during their stay and a housing option once the season comes to an end. As noted

above, the Carnegie Outreach Team plays a critical role in working with shelter guests to create the transition plan and ensure options are identified for each shelter guest.

### *Future Actions*

Until more permanent, safe and secure affordable housing is built, and socio-economic disparities are addressed, the need for shelters will continue to exist. The following actions are being undertaken to address this need.

1. **New Permanent Aboriginal Shelter:** The Vancouver Affordable Housing Agency (VAHA) and the Vancouver Aboriginal Friendship Centre Society are currently exploring preliminary designs for a permanent shelter within a mixed-used project at 1015 E Hastings Street. The shelter would be operated by the Vancouver Aboriginal Friendship Centre Society and is intended to replace the temporary 100-bed shelter located at 201 Central St., which has been in operation since January, 2009. Aboriginal people are disproportionately represented among the city's homeless population and continue to experience ongoing socio-economic inequities. The creation of a dedicated Aboriginal shelter supports the City's commitment to addressing the short and long term needs of Aboriginal residents in partnership with Aboriginal agencies.
2. **2016/2017 Winter Shelter Strategy:** These shelters have typically opened at the end of November or early December and have closed no later than the end of April. This year, staff will work with BC Housing to finalize the arrangements and secure locations so that beds can be opened earlier in the fall, as the cold, wet weather sets in.
3. **Improved data gathering and information sharing:** The homeless count provides a 24-hour point in time snapshot of individuals experiencing homelessness. Staff are working with partners to develop a more comprehensive, systems-based approach to understanding the flows in and out of homelessness in order to more effectively target intervention policies and strategies. This work entails the creation of a dashboard of key indicators to provide real-time data to the greatest extent possible.

### **New Temporary Housing Options**

#### *Context*

The on-going but urgent challenge of having several hundred residents living on our streets leads the city to constantly search out new temporary and permanent social/supportive housing options. The ones we have so far have played a vital role in providing housing for street and sheltered homeless and those at risk of homelessness, while more permanent social/supportive housing options are being built. Tenants are connected to critical resources including a variety of health and housing supports, as well as meals and life skills development. The city either on its own or in partnership with BC Housing has leased a number of buildings to provide temporary housing options, as shown in Table 2.

Table 2: Temporary Social/Supportive Housing Supply

Building Name	Address	Number of Units	Year opened	Lease Expire
Quality Inn	1335 Howe St.	157	2014	Nov 2016
Metson Rooms (previously the Bosman)	1060 Howe St.	100	2015	2019
The Biltmore	395 Kingsway	95	2014	2019
Skeena House	3475 E Hastings	57	2014	Owned by CoV

The temporary nature and expiring leases of these projects will require tenants to be relocated. In addition, redevelopment plans are in progress for a number of City-owned buildings as they approach the end of their useful life, and these projects will also require tenant relocation. As a result, staff have been working to intensively identify additional temporary housing options and are developing tenant relocation plans to ensure that tenants receive appropriate housing and supports. One temporary housing option to increase supply was recently enabled through Council approval of a \$38,000 grant to Atira Women's Resource Society to operate 39 rooms at the Patrick Anthony Residence.

### *Future Actions*

1. Identify and pursue new temporary/permanent replacement options including leasing or purchasing available stock. As a result of the urgent situation, a formal request has been made to BC Housing to identify immediate housing options through vacancies in SROs and other directly managed stock. Staff have also made a similar request to our non-profit partners.
2. Temporary Modular Housing: Modular Housing provides an an opportunity to quickly and cost effectively deliver much needed affordable housing. The City issued a Request for Quotes earlier this spring to prequalify multiple proponents to design, supply, and construct modular housing. The Vancouver Affordable Housing Agency invited five of the short-listed proponents to respond to a site specific Request for Proposals for two pilot projects (1500 Main and 1060 Howe) to advance due diligence studies and site specific project designs. Together, these two pilot sites could deliver up to 120 units and staff are exploring other sites to deliver additional units. Staff are also exploring sponsorship opportunities that will help deliver affordability and additional supports.

Staff will report back to Council with more information on both these actions as options and sites are identified.

## Single Room Occupancy (SRO) Hotels in the City

### *Context*

The City's biennial Survey of Single Room Accommodation and Non-Market Housing in the Downtown Core monitors and analyzes non-market and SRA designated housing stock (See Appendix A). The 2015 report produced the following key findings:

- *Vacancy rates in the private SRO stock are decreasing.* The vacancy rate in SROs has decreased by 10 percent since 1992, from 14% in 1992 to 4% in 2015.
- *Privately-owned SRO rents in the Downtown Core are increasing.* The proportion of private SRO rooms renting at or below the \$375 shelter rate has decreased from 36% in 2009 to 17% in 2015. Meanwhile, the proportion of rooms renting at \$451 or more has tripled from 14% in 2009 to 41% in 2015. The Carnegie Community Action Project (CCAP) also produces an annual SRO Hotel Report through a different methodology that only takes into account privately owned and operated SROs. Their data shows that only 5% of these hotels rent all their rooms for \$375 or less.

It should be noted that rent levels in the private stock vary depending on owner type and level of non-profit involvement. In the privately owned but non-profit operated SRO stock, rent levels are typically lower and rooms are rented to individuals receiving income assistance or old age pension. The SRO stock that is both privately owned and privately operated can be further categorized into two types of owners: traditional owners and new investors. Traditional owners maintain lower rents and house more high needs tenants. New investors buy SROs in strategic locations to maximize revenue from the commercial/retail space, leading to renovations, higher rents and displacement of low income tenants. Table 3 outlines the average rents among these three private SRO categories.

**Table 3: Average SRO Rents by SRO Type in Private Stock**

SRO CATEGORIES	# BUILDINGS	# ROOMS <sup>1</sup>	% TOTAL ROOMS	AVERAGE OF RENT
New Investor	17	627	15%	\$587
Traditional Owners	67	2570	59%	\$468
Non-profit Operated <sup>2</sup>	18	1127	26%	\$441
<b>Grand Total</b>	<b>102</b>	<b>4324</b>	<b>100%</b>	<b>\$482</b>

<sup>1</sup>Total rooms represent the number of rooms for which we have rent data.

<sup>2</sup>Non-profit operated differs from non-market as these buildings may be privately owned, but operated by a non-profit through a time-limited lease or property management contract. For list of buildings, please see appendix C of the attached report.

- *The non-market housing stock in the Downtown Core is increasing.* The non-market housing stock in the Downtown Core increased by 6% since 2013. This was primarily attributed to the opening of three of BC Housing's 14 supportive housing sites since the last survey; 111 Princess (129 units) and 220 Princess (146 units) in the DTES and 1334 Burrard St. (141 units) in the Downtown South.
- *The private SRO stock in the Downtown Core is decreasing: Between 2013 and 2015 the private SRO stock decreased by 4%.* This was largely due to the closure of 73 rooms at the Clifton Hotel for structural repairs and the gradual closure of 156 rooms across three



buildings owned by Peter Plett — the Winter Residence, the Patrick Anthony Residence and the Colonial Hotel. In each case, the Peter Plett buildings are being kept approximately 2/3 vacant in order to minimize operational costs.

- *The majority of the affordable housing stock in the Downtown Core is in non-market housing.* As of December 2015, the Downtown core contained an estimated 4,379 open private SRO rooms and 9,645 non-market housing units. Of these approximately 63% (8,830 units) are for singles and rented at \$375 per month (the shelter rate component of income assistance) or at rent geared to 30% of a tenant's income. See Table 4 for a breakdown of rooms renting at \$375 or rent geared to income.

**Table 4 - Total Low-Income Singles Downtown Housing (2015) in the Downtown Core**

	Private SRO Rooms Renting at \$375	Non-Market Singles at \$375 or at 30% of tenant's income	Total
2015	745	8,085	8,830

### *Actions to date*

Since the approval of the SRO Strategy included in the DTES Plan in 2014, a number of actions have been taken to improve condition and livability of the SRO stock while maintaining affordability and ensuring tenants have adequate supports. These actions include:

- Improving Livability and Tenant Supports
  - Upgrading 522 SRA designated rooms - this number includes 484 rooms that have now been renovated through the BC Housing P3 upgrade project.
  - Providing a total of \$900,000 in grants to three non-profit societies to upgrade SRA designated rooms, including Sakura Rooms (376 Powell St.), Murray Hotel (1119 Hornby St) and Asia Hotel (138 E Pender St.).
  - Engaging First United Church Ministries to work on behalf of the City to mediate landlord/tenant conflict and to provide assistance to SRO tenants through the Residential Tenancy Act arbitration process when necessary. On average, the Tenant Assistance Worker handled 32 files per month helping vulnerable people maintain successful tenancies and avoid homelessness.
  - Providing a grant to support the inaugural SRO Tenant Convention as part of Homelessness Action Week (HAW) and funding the convention for the second time in 2015 (\$6k in total).
- Improving Livability through compliance with the City's Health and Safety By-laws:
  - The Integrated Enforcement and Coordinated Working Group for Troubled Buildings team includes a number of City departments, as well Vancouver Fire & Rescue Services and the Vancouver Police Department. The goal is to work with property owners to achieve compliance with outstanding violations of by-laws related to health and safety. SROs are inspected annually and therefore typically place high on the City's Rental Properties Standards Database ([www.vancouver.ca/saferental](http://www.vancouver.ca/saferental)) The database has helped prioritize the work of the team and as a result, the number of overall violations has dropped 80% from 7,210 violations in 2012 to 1,491 violations in April, 2016.

- Improved Tenant Protections:
  - In July 2015, Council approved amendments to Single Room Accommodation Bylaw, to require a Tenant Relocation Plan as a condition of SRA permit for even minor renovations that result in tenant needing to vacate their room. The By-law was also amended in the amount Council may require as a condition of an SRA permit for permanent removal of designated room from the bylaw, from \$15,000 to \$125,000.
  - Ongoing work with Council's Renter's Advisory Committee to support advocacy to the Provincial Government on changes to the Residential Tenancy Act (RTA) legislation. More specifically, to create a distinct category for SRAs under the RTA that would tie rent increases to the room, as opposed to the tenant, in order to slow rent increases.

### *Future Actions*

1. Funding for Advocacy:  
Extend the contract with First United Church Community Ministry Society to work on behalf of the City to do provide assistance to SRO tenants through mediation and/or the Residential Tenancy Branch arbitration process.

Staff will also identify options to expand tenant supports services to include tenants in other parts of the City and will report back to Council. Ensuring tenants have access to support in times of crisis or when facing evictions is critical. Seniors often face unique challenges related to navigating bureaucracy, accessing benefits and exercising their legal rights. For example, it is often difficult for seniors, especially those with low literacy, technological capacity or cognitive function to navigate applying for benefits in a timely way. Disruptions in the dispersal of pensions and benefits can impact their ability to pay rent and maintain housing. By providing targeted support to marginalized seniors and others, the services provided by First United can help avoid these highly disruptive and stressful situations.

2. Improving Management in Private SROs:  
Re-initiate the sharing of knowledge and best practices with private and non-profit SRO owners/managers developed through the Vancouver Agreement. Staff will be issuing a request for proposals to update the SRO Management Training program to provide educational material and training for private landlords to operate and maintain safe SROs. The curriculum will be adapted from the "Building Owners' Manual for SRO Buildings in Vancouver's Downtown Eastside", which includes overviews of by-laws, conflict resolution training and basic maintenance. The initial program was offered by Watari over 10 weeks. While the course was well attended, mostly by non-profit SRO managers, the new training session may be available on line so that it is more accessible to a variety of managers.

The program will be targeted to private SRO owners and their staff and owners will be encouraged to participate through the work of the integrated enforcement team. Staff will identify a non-profit to develop and implement the SRO Management Training curriculum and will report back to Council with progress at a future date.

### 3. SRO Reinvestment and Support Strategy:

Staff are working to identify opportunities with non-profit housing providers and senior governments for an investment program that would support the upgrading of private SROs, and support non-profits purchasing or leasing these buildings to maintain affordability. This is a result of Council's \$2m approval in principle to work with partners to leverage funding and develop such a program.

Staff have begun discussions with BC Housing, VanCity and Streethome foundation on various options and criteria for participation in this type of program and are seeking to leverage additional funding to implement the program. Staff are also meeting with the top three private landlords on the City's Rental Properties Standards database to identify program parameters that would encourage them to participate in such a program. Staff will report back on a framework for the proposed pilot and its implementation by fall 2016.

The long term objective of the DTES Plan is to replace SROs with self-contained social housing. In the interim, the goal is to improve conditions in the stock, maintain affordability and provide tenants with necessary supports. Staff have undertaken a best practice review of other North American cities' initiatives to identify the most appropriate strategy for Vancouver's unique context and needs.

## Social and Supportive Housing

### *Context*

Safe, secure and affordable housing is essential to the health and well-being of Vancouver's residents and communities. Our Housing and Homelessness Strategy identifies a need for affordable housing which includes market rental, supportive housing and social housing, as well as SRO replacement housing. By the end of 2015, the City achieved well-above its stated targets for market rental, but we still need substantial assistance from the provincial and federal governments on shelters and temporary and social/supportive housing options in order to meet our targets.

Table 5: Progress towards Housing and Homelessness Strategy 5-Year Targets

Housing targets	Supportive Housing	Social Housing	SRO Replacement Housing (Downtown Singles Non-Market Housing) <sup>1</sup>
Five year target for number of units (2016)	2,275	2,500	500
Current number of units	1,844	1,683	541
Percentage of five year target (2016) in development	81%	67%	108%

<sup>1</sup> This number represents a subset of the total social/supportive housing number

### Progress towards new Supportive Housing

The City and its residents urgently require more supportive housing options to address the needs of our most vulnerable residents. The demand for this housing outpaces supply. The City is actively pursuing opportunities with non-profits and government partners to create additional units in neighbourhoods throughout the city. Supportive housing is rental housing with private bathroom and kitchen, targeted to individuals and families with complex needs that require supports to maintain successful tenancies. Supportive housing rents at the shelter component of income assistance (currently \$375 for a single person) and provides supports for tenants in key activities of daily life, including assisting tenants to reconnect with family, friends and community, as well as employment, education and volunteer opportunities.

The City, BC Housing, and Streethome entered into an MOU in 2010 and as a result, 1,500 units of permanent supportive housing units have been enabled, of which over 1,400 units are completed and tenanted. These units have been targeted to street and sheltered homeless, and have helped meet the housing needs of our most vulnerable residents. Without this stock, the level of homelessness in our city would most certainly be higher.

Innovative supportive housing projects have been created, such as the recently opened Budzey building at 220 Princess. Operated by RainCity Housing, the Budzey has 147 units and provides an inclusive and safe community for women and women-led families. Currently, there are 101 supportive housing units under construction across three additional projects:

- 41 E. Hastings - 52 units of supportive housing for women and women lead families
- 2610 Victoria 28 units of supportive housing for refugees/immigrants
- 720-730 E. Hastings - 21 units for women-led families

2610 Victoria is anticipated to open later this spring.

### Progress towards new Social Housing

The City continues to deliver social housing across the city through partnerships and various policies and tools such as buying and contributing land for social housing, Community Plans, grants to non-profit housing partners, as a public benefit delivered through Community Amenity Contributions, as well as through the provision of additional density.

In recent years social housing has largely been achieved through inclusionary housing and community plan policies. For example, the DTES Plan set out the requirement that in the DEOD any development over 1 FSR had to deliver 60% social housing and 40% secured market development. The Plan also created a policy that allows for a relaxation of minimum unit size for social housing to 250 square feet to deliver SRO replacement housing. In January 2016, the development permit board approved the first project under the new DEOD ODP. Once completed, 288 E. Hastings will provide 104 units of social housing and 68 units of secured market rental.

#### *Future Actions:*

1. Leveraging New Social and Supportive Housing: The City is successful at enabling new social/supportive housing but more is needed to meet the demand and this can only be created through partnerships with senior levels of government. While significant, the City's contribution alone cannot always make projects viable and certainly cannot create the deeper affordability that is required to ensure our most vulnerable residents are sustainably housed.

In February 2016, the City committed 20 sites for the development of affordable housing. Valued at \$250 million, this represents the single biggest contribution in Vancouver's history. By securing funding from senior levels of government, the City could build 3,500 new units of affordable housing over the next five years for families, refugees, indigenous populations, and seniors.

2. "Supporting Tenants Enabling Pathways" (STEP) Pilot Project: The STEP Project is an early-stage partnership between the City, VCH, BC Housing and Streethome. The strategy of the pilot project is to ensure supportive housing units in Vancouver are available for those most in need of supports and that those that can live independently are supported to transition into more independent housing over the next two years. Through a coordinated access approach, the pilot will centre on housing choice and transition plans supported by outreach staff.

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

#### *Financial*

As outlined in the 2015 Housing and Homelessness Strategy Report Card - Part 1 (RTS 11286), the City uses a variety of enabling tools to leverage affordable housing in partnership with senior governments and private and/or non-profit housing partners:

**Contributions through Development** - As part of market residential and/or mixed use development, there may be opportunities to secure "turn-key" non-market housing to the City through voluntary community amenity contributions and/or inclusionary zoning policies. Non-profit housing partners can be procured to operate and maintain the housing projects at prescribed affordability over the lease term (usually 60 years).

**City Land Contributions** - The City leverages long term land leases to housing partners at below market rent for 60 years or longer for the purpose of creating new affordable housing. Partners may be involved solely in operating non-market housing or may undertake the comprehensive development and long term operational responsibility, depending on the nature of the partnership with the City.

**Capital Grants** - The City allocates per door grants to non-profit partners to enhance viability and affordability of their non-market housing projects, as well as to encourage delivery of supportive housing and family units.

**Development Cost Levies (DCL's) Waivers/Exemptions** - Social housing projects are exempt from DCLs. Secured market rental projects may qualify for DCL waiver if the development meets the various criteria under the applicable DCL by-law.

**Property Tax Exemptions** - Supportive housing, if designated by the Province as a Class 3 property, is subject to special valuation rules that reduce the assessed value to a nominal amount and are effectively exempt from property taxes.

Between 2012 and 2015, the City has contributed ~\$347million to leverage ~\$647 million of partner funding to deliver 3,527 units of social and supportive housing at a total cost of ~\$994 million. This represents a City contribution of 35% of the total investment or ~\$98,000 per unit.

In addition, between 2012 and 2015, the City contributed up to \$1.8 million to leverage \$3.6m from BC Housing to open annual winter shelter beds. This represents a City contribution of 33% of the total investment of \$5.4 million.

## *CONCLUSION*

The City of Vancouver is experiencing unprecedented challenges in its housing market that are most pointedly felt by those with less money and resources. Part Two of the 2015 Housing and Homelessness Strategy Report Card provides Council with the context and proposed actions across the lower end of the housing continuum, including shelters, temporary housing, SROs and supportive/social housing. The key recommendation throughout this report is for the City to continue to engage in a comprehensive, sustained and multi-sectorial collaboration to maintain and increase the supply of the low-income housing stock, continue actions to address homelessness, and ensure tenants have adequate rights and supports.

\* \* \* \* \*

# REPLACEMENT, RENEWAL & CHANGE:

2015 Survey of Single Room  
Accommodation & Non-Market  
Housing in the Downtown Core

# 2015







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## Overview

- **The majority of the affordable housing stock in the Downtown Core is in non-market housing.** As of January 2016, the Downtown core contained an estimated 4,379 private SRO rooms and 9,645 non-market housing units. Of these, approximately 63% (8,830) are for singles and rented at \$375 per month, including 8,085 non-market singles units and 745 private SRO units.
- **SRO replacement stock has offset SRO losses since 1994.** For the Downtown Core as a whole, the total stock of SROs and non-market units for singles increased from 11,772 in 1994 to 12,464 in 2015, with an increasing non-market housing stock and a decreasing private SRO stock.
- **The private SRO stock in the Downtown Core is decreasing.** Between 2013 and 2015 the private SRO stock decreased by 4%. This was largely due to the closure of 73 rooms at the Clifton Hotel for structural repairs and the gradual closure of 156 rooms across three buildings owned by one private owner — the Winter Residence, the Patrick Anthony Residence and the Colonial Hotel. In each case, these buildings are being kept 2/3 vacant.
- **The non-market housing stock in the Downtown Core is increasing.** The non-market housing stock in the Downtown Core increased by 6% since 2013. This was primarily attributed to the opening of three of BC Housing's 14 supportive housing sites over the last two years; 111 Princess (129 units), 220 Princess (146 units) and 1334 Burrard St. (141 units), as well as the conversion of the Remand Centre to non-market housing (96 units) and the opening of the City-owned Yale Hotel (141 units) as non-market housing.
- **Vacancy rates in the private SRO stock are decreasing.** The vacancy rate in SROs has decreased by 10 percent over the last 24 years, from 14% in 1992 to 4% in 2015.
- **Rents in private SROs in the Downtown Core are increasing.** The proportion of private SRO rooms renting at or below the \$375 shelter less has decreased by half over the last six years, from 36% in 2009 to 17% in 2015. Meanwhile, the proportion of private rooms renting at \$451 or more has tripled from 14% in 2009 to 41% in 2015.

# 1. Introduction

Single-room occupancy (SRO) buildings are rooming houses and residential hotels that contain small single rooms with shared bathroom and cooking facilities. Historically, the Downtown Core has contained the highest concentration of SRO rooms in the city. The SRO stock, though recognized as an inadequate form of housing today, has traditionally served as the only form of market-based housing affordable to individuals on fixed or limited incomes.

The SRO stock has been of public concern for over 60 years. In the 1940s and 1950s, the focus was on the substandard conditions of the housing and its effect on public and economic health, which gave rise to the large-scale urban renewal projects of the 1950s and 60s. In the 1970s, concerns shifted to retaining and upgrading the SRO stock as well as replacing it with more liveable units, which remains the focus of efforts today.

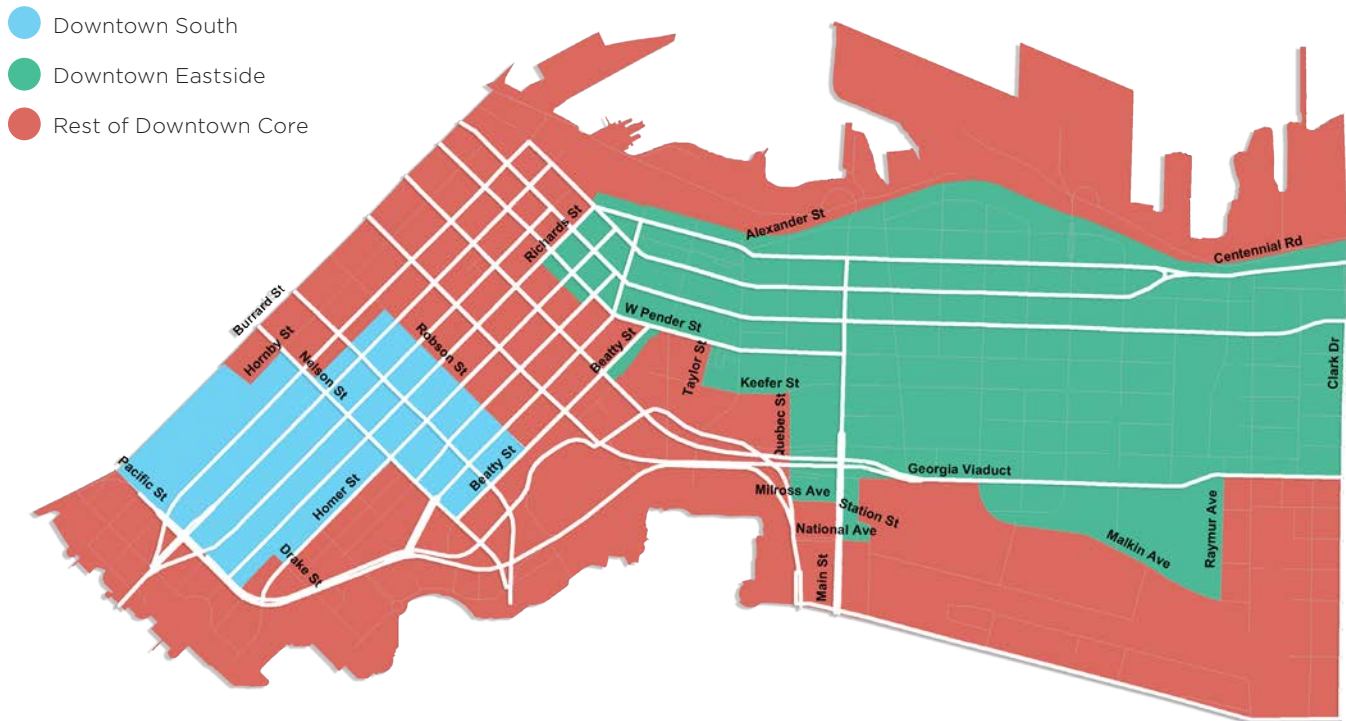
Because the SRO stock has traditionally generated relatively small income streams, over time it has become vulnerable to disinvestment or redevelopment and conversion to higher paying uses. While the number of units in the private SRO stock has leveled off since the enactment of the SRA Bylaw in 2003, SRO affordability has come under increased pressure in recent years. Losses in affordability are problematic, leading to tenant displacement and increased risk of homelessness.

The City's Downtown Eastside Local Area Plan, approved in early 2014, contains provisions to replace the 4,500 SRO rooms over the next 30 years with safe, secure and self-contained dwelling units. The plan also includes new provisions for SRO upgrading with washrooms and cooking facilities, while maintaining affordability. These units are tracked in section 3 of the report.



The SRO stock has been monitored by the City of Vancouver since the early 1970s. In 1991, the City began conducting a biennial survey of the SRO stock in the Downtown Core with a specific focus on the number of rooms, rent levels, and vacancy rates. The survey, previously titled the “low-income housing survey,” is released as a technical document that combines information on both the private SRO stock and the non-market housing stock in the Downtown Core. This is the twelfth report in the series.



**Figure 1** Downtown Core Area Map

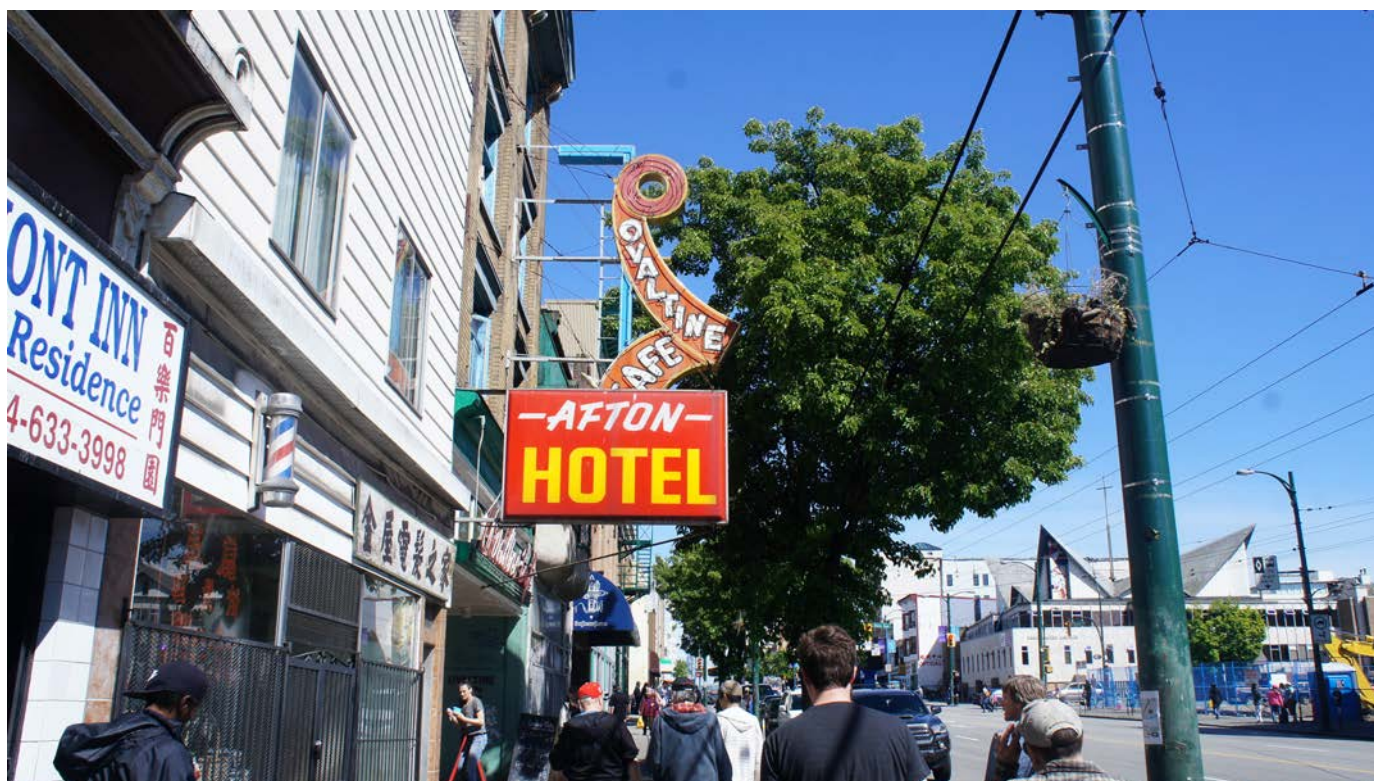
This report covers two types of housing in the Downtown Core:

- **Private SRO housing:** Private SROs include privately owned and operated buildings as well as non-profit owned and/or operated SROs where the rooms and affordable rent levels are not secured by long term legal agreements. These buildings contain small single rooms, with shared bathrooms and sometimes cooking facilities.
- **Non-market or social housing:** Non-market housing includes both newly built self-contained social housing as well as SROs converted to non-profit operation where the rooms and affordable rent levels are secured by long term legal agreements. Residents of these units are income-tested, generally paying 30% of their income on rent.

## 2. Scope & Methodology

### 2.1 Definitions and Coverage

In this report, two types of housing in the Downtown Core are covered; private SROs and non-market housing. Prior reports until 2011 also included room and building counts of Community Care Facilities and Group Residences (CCGR). These facilities are usually funded by senior governments and targeted at groups with special needs, such as people living with physical or mental health challenges. Due to a lack of available and reliable statistics for CCGRs, this category has been removed from the scope of this report.



## Private Single Room Occupancy (SRO) Housing

Single Room Occupancy (SRO) housing consists of buildings that contain at least three rented single-room occupancy rooms. This includes both residential hotels, which have a license for a pub or lounge, and rooming houses, which are not licensed and have considerably fewer rooms on average.

Typically, an SRO room measures about ten by ten feet with residents sharing common bathrooms and sometimes cooking facilities. SROs with two rooms are called double rooms. SROs without cooking facilities are called sleeping rooms, while those with cooking facilities (a fridge, stove/ hot plate and/or sink) but no bathroom are called housekeeping units. Most SRO buildings contain primarily single or double rooms, but some renovated buildings also have self-contained units, which are units with both a private bathroom and private cooking facilities.

In this report, double and single rooms are included as part of the SRO stock, but self-contained units are excluded — with one exception. Where an SRO building has been converted into self-contained units but rooms remain less than 320 sf, the units remain part of the stock. The Lotus Hotel, for example, underwent renovations in the early 2000s as part of a CMHC RRAP grant. The renovations added 3-piece bathrooms to all rooms, but because they are less than 320 sf they remain part of the SRO inventory.

For the purpose of this report, the private SRO stock includes both privately owned and operated buildings as well as non-profit owned SROs where the rooms and affordable rent levels are not secured by long term legal agreements (I.e: Central City Mission's Abbott Mansions and the Cosmopolitan Hotel).

Also included in the private SRO stock are privately owned buildings that are leased to non-profits on time-limited leases. Until





replacement housing is built, private owners are encouraged to enter into lease agreements with non-profits, as it ensures more stable rents and supportive environments for tenants. Although they remain classified as “private”, these buildings play a different and important role in the housing stock.

Through the SRA Upgrade Program, approved as part of the DTES Plan, Council can approve a grant of \$5,000/door to non-profits to upgrade rooms. In cases where the SRO is privately owned, grants are given on the condition that the owner enter into a lease with a non-profit for a minimum of 15 years. For example, the Murray Hotel at 1119 Hornby St. is a privately-owned SRO that received a City SRA upgrade grant on the condition that the owner enter into a lease with Atira Women's Resource Society for a term of 15 years. Other SROs with time-limited lease or contract arrangements are marked with a number sign in Appendix C.

## Non-market Housing

While private SRO housing has historically been considered low-income housing by default, non-market housing is usually purpose-built for lower income groups. Newly built market housing contains only self-contained units, as the building of traditional “SRO” rooms with shared bathrooms and cooking facilities is no longer an approved use in most parts of the city under the Vancouver Zoning and Development Bylaw.

Typically, non-market housing is funded under senior government housing programs and affordability is secured by legal agreements that specify the rent levels, housing operation, and target tenant population over a specified period of time. Non-market housing exists for singles, families, and specialized groups such as seniors. This document reports out on all



of the non-market housing in the Downtown Core, but focuses more specifically on the non-market housing stock designed for singles.

SROs that have come under non-profit operation and are secured by long term legal agreements are also considered to be in the non-market housing category. For example, the Granville Residence and the Gresham Hotel were both private SROs before being bought by the City and renovated to reopen as non-market housing. Some conversions of

SRO buildings to non-market housing involve relatively little renovations, while others involve substantial renovations in order to create larger units. As a result, the SRO stock that is now in the “non-market” category contains both single room occupancy rooms as well as self-contained units.

## 2.2 Single Room Occupancy (SRO) Hotels and the Single Room Accommodation (SRA) Bylaw

The terms SRO and SRA are not synonymous. As explained in the previous section, the term SRO refers to a housing use, typically a 10 by 10 ft. room with shared bathrooms and cooking facilities. The term SRA refers to the Single Room Accommodation (SRA) Bylaw that was enacted by Council in 2003 in order to regulate the conversion and demolition of single room accommodation in the Downtown Core. The buildings that were initially designated as SRAs by the Bylaw included all of the rooming houses and residential hotels in the Downtown Core, together with all the non-market housing with rooms or self-contained units less than 320 sf. The Bylaw included buildings and rooms that had been closed due to fire or other reasons, as these rooms could technically reopen as SRAs. Properties that were converted to other uses before the Bylaw enactment were also included, but owners of such buildings could apply to Council to have these rooms exempt.

Under the SRA Bylaw, the conversion or demolition of SRA-designated rooms or units requires an SRA permit that must be approved by Council. In deciding whether or not to approve an SRA permit, Council considers many factors, including the accommodation available to tenants affected, the general supply of low-cost accommodation in the Downtown Core, the condition of the building,



and the need to replace or improve SRAs. Council may also attach conditions to the SRA permit, including a Housing Agreement that secures affordability levels on a portion of the rooms or, in cases where rooms are permanently removed from the stock, a fee of \$125,000 per room to be used for replacement housing. More information about the SRA Bylaw can be found at [www.vancouver.ca/srabylaw](http://www.vancouver.ca/srabylaw).

### 2.3 Data Sources

This report contains information on both the non-market housing and private SRO stock in the Downtown Core. The information on non-market housing comes from City databases that track non-market projects throughout the city.

The information on the private SRO stock has been assembled from a variety of sources. Interviews with building managers of private SRO buildings in May and June of 2015 provided information on the number of occupied and vacant units, rental terms, and rental rates. Surveys were collected for 102 buildings with 4,324 units. Surveys were not

collected for 8 buildings with 55 units (less than 1% of all units) as the managers of these buildings did not respond to staff. For these buildings where no contact could be made, unit information was instead derived from previous survey and City records, and the buildings are excluded from vacancy rate and rent figures.

In cases where the survey indicated a change in the number of rooms in an SRO, the records for that building were checked to establish whether there had been a real change or whether the more recent figures represented more accurate information. If no reason for the change could be established, an assumption was made that the previous figure was in error and was corrected in past stock figures. Consequently, the figures in this report may differ slightly from those previously published.

The stock figures at any point are based on the number of units being rented or available for rental. Units that are used for other purposes or that have been withdrawn from the rental stock are classified as “closed” and are excluded from the stock figures.



### 3. Overall Stock and Change: Private SROs and Non-Market Housing in the Downtown Core

#### 3.1 Total Housing Stock: Private SROs and Non-Market Housing in the Downtown Core

The total housing stock in this report refers to both private SROs and non-market housing in the Downtown Core. At the end of 2015, the Downtown Core contained an estimated 14,024 private SRO and non-market units, including 4,379 (34%) private SRO rooms and 9,645 (66%) non-market units. Of the 9,645 non-market units in the Downtown Core, 8,085 (84%) are designated for singles and can be considered SRO replacement housing.

The majority of the Downtown Core's Private SRO and non-market housing stock is located in the Downtown Eastside, which contains almost 80% of all units. Another 14% of the stock is in the Downtown South, while the remaining 6% is located in the Rest of the Downtown Core.

Over the last two years, the overall change for private SROs and the total non-market housing stock in the Downtown Core was a net positive gain of approximately 418 units, or an increase of 3%.

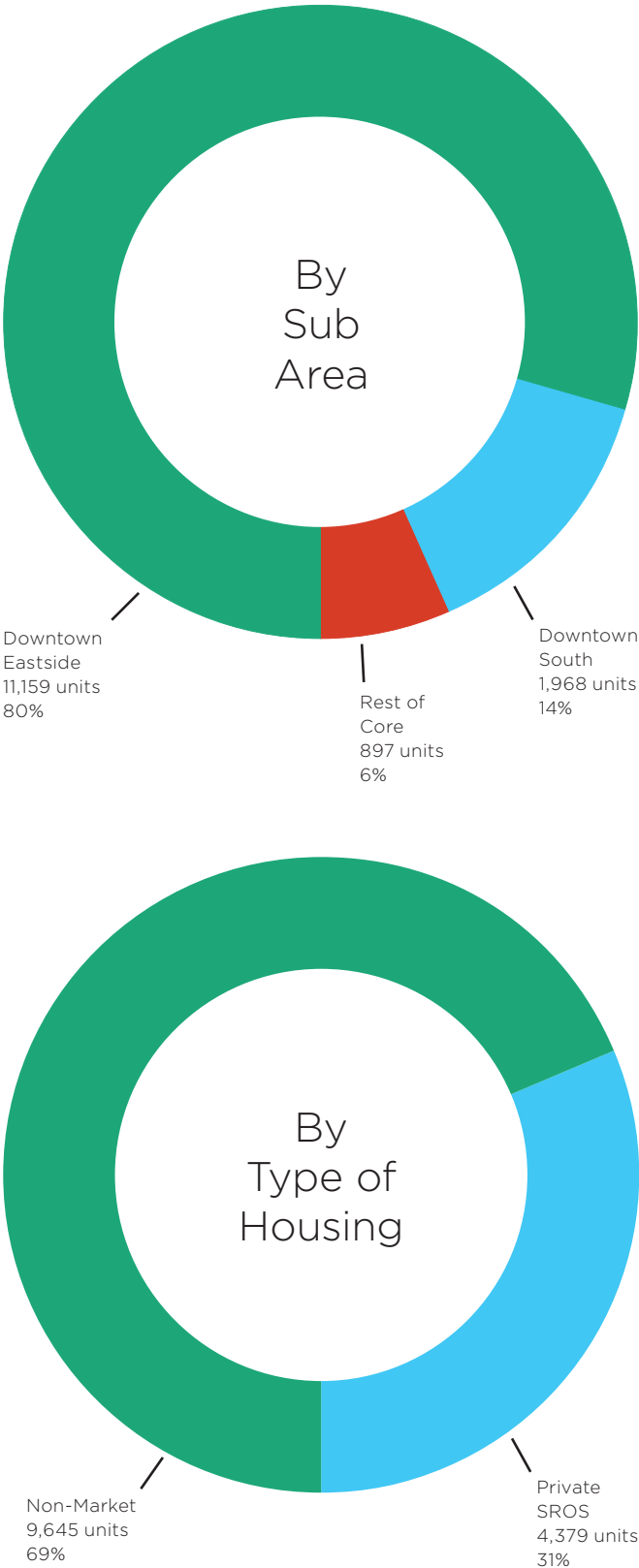
#### 3.2 SRO Replacement and Change: Private SROs and Non-Market Housing for Singles in the Downtown Core.

The City has a policy of replacing SROs with non-market housing on a one-to-one basis, which includes both newly built non-market housing as well as SROs converted to non-market operation and secured with legal agreements. However, not all of the non-market housing in the Downtown Core can be considered SRO replacement. Since most private SRO rooms are designed for singles, only non-market housing designed for singles is considered SRO replacement, while non-market housing designed for families is excluded. Non-market units for singles are usually rented at or below the shelter component of income assistance, currently set at \$375, or at rent geared to 30% of a tenant's income.

**Table 1.** Private SRO and Non-Market Housing Stock in the Downtown Core, January 2016

Sub Areas	Buildings			Units		
	Total	SROS	Non-Market	Total	SROS	Non-Market
Downtown Eastside	216	103	113	11159	3943	7216
Downtown South	23	5	18	1968	356	1612
Rest of Core	13	2	11	897	80	817
<b>TOTAL</b>	<b>252</b>	<b>110</b>	<b>142</b>	<b>14024</b>	<b>4379</b>	<b>9645</b>

**Figure 2:** Private SRO & Non-Market Housing Stock by Sub Area and Type, January 2016.



**Table 2** Change in Private SRO and Total Non-Market Housing Stock in the Downtown Core , January 2014- January 2016

Change in Units				
Sub Areas	SROS	Non-Market		Total
Downtown Eastside	-103	383	280	3%
Downtown South	-96	235	139	8%
Rest of Core	-1	0	-1	0%
<b>TOTAL</b>	<b>-200</b>	<b>618</b>	<b>418</b>	<b>3%</b>

**Table 3** Change in Private SRO and Non-Market Housing for Singles Stock in the Downtown Core, January 2014- January 2016

Change in Units				
Sub Areas	SROS	Non-Market Singles		Total
Downtown Eastside	-87	360	273	2%
Downtown South	-95	34	-61	0.5%
Rest of Core	0	43	43	0.3%
<b>TOTAL</b>	<b>-182</b>	<b>437</b>	<b>255</b>	<b>2%</b>

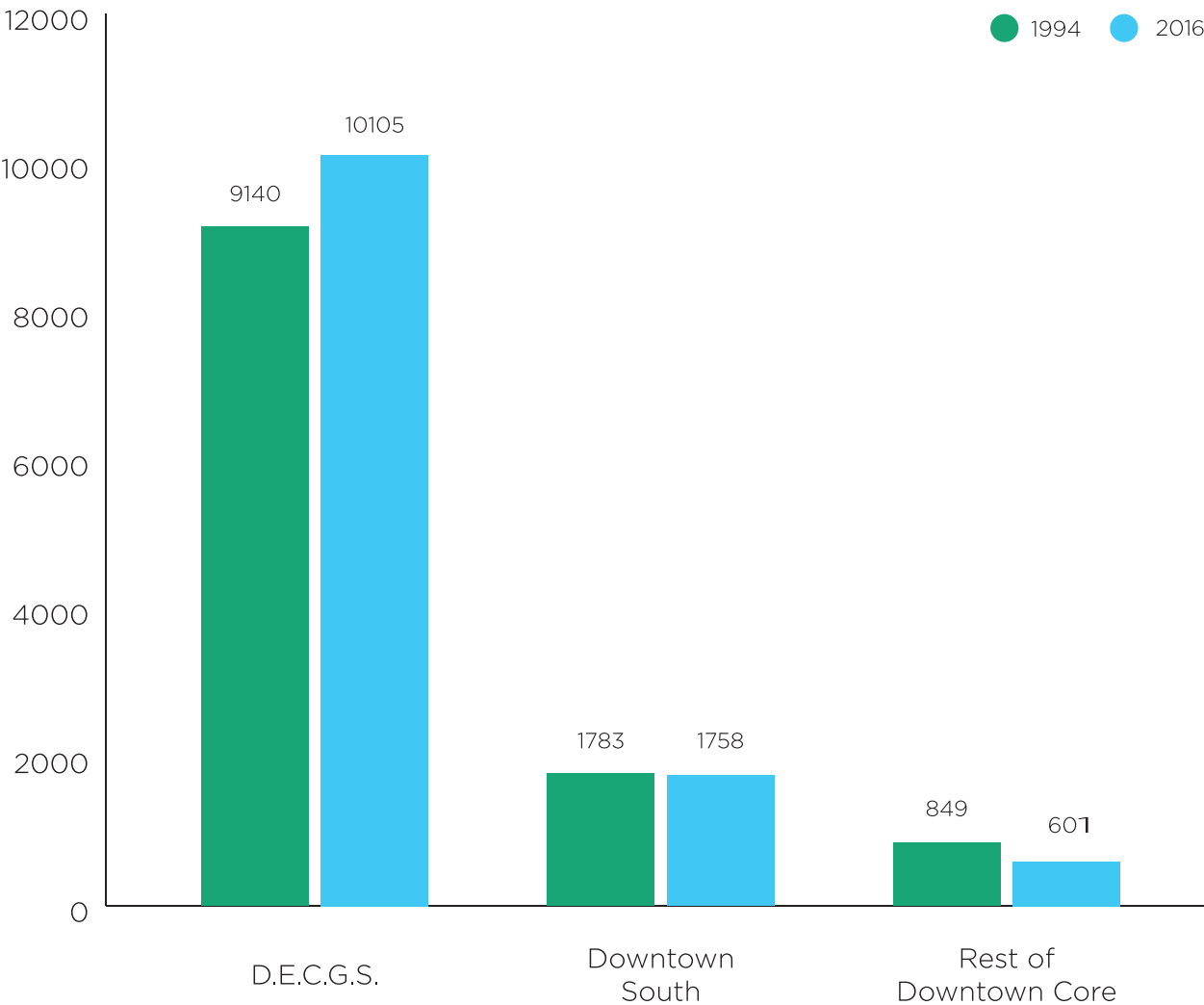
### 3.3 The Downtown Eastside Plan: SRO Replacement

The DTES Plan was adopted in 2014 with the goal of replacing 4,500 SRO rooms with safe, secure and self-contained dwelling units over a 30-year period. At the end of 2015, there were 664 new units of non-market housing in development in the DTES, 587 of which are designated for singles and considered to be SRO replacement housing. Of these, 383 units will be renting to singles at or below \$375.

In the interim, the goal of the DTES Plan is to upgrade 1,900 SRA designated rooms, including 1,100 renovated BC Housing rooms and 800

upgrades to non-profit operated rooms to contain private bathrooms and cooking facilities. Since the plan was adopted, 957 rooms have begun the process of upgrades. 522 of these upgrades have now been completed, including 484 rooms through the BC Housing P3 upgrade project, and 38 transitional housing rooms at the Sakura So Residence.

**Figure 3** SRO & Non-Market Housing for Singles Stock in the Downtown Core, January 1994 -January 2016

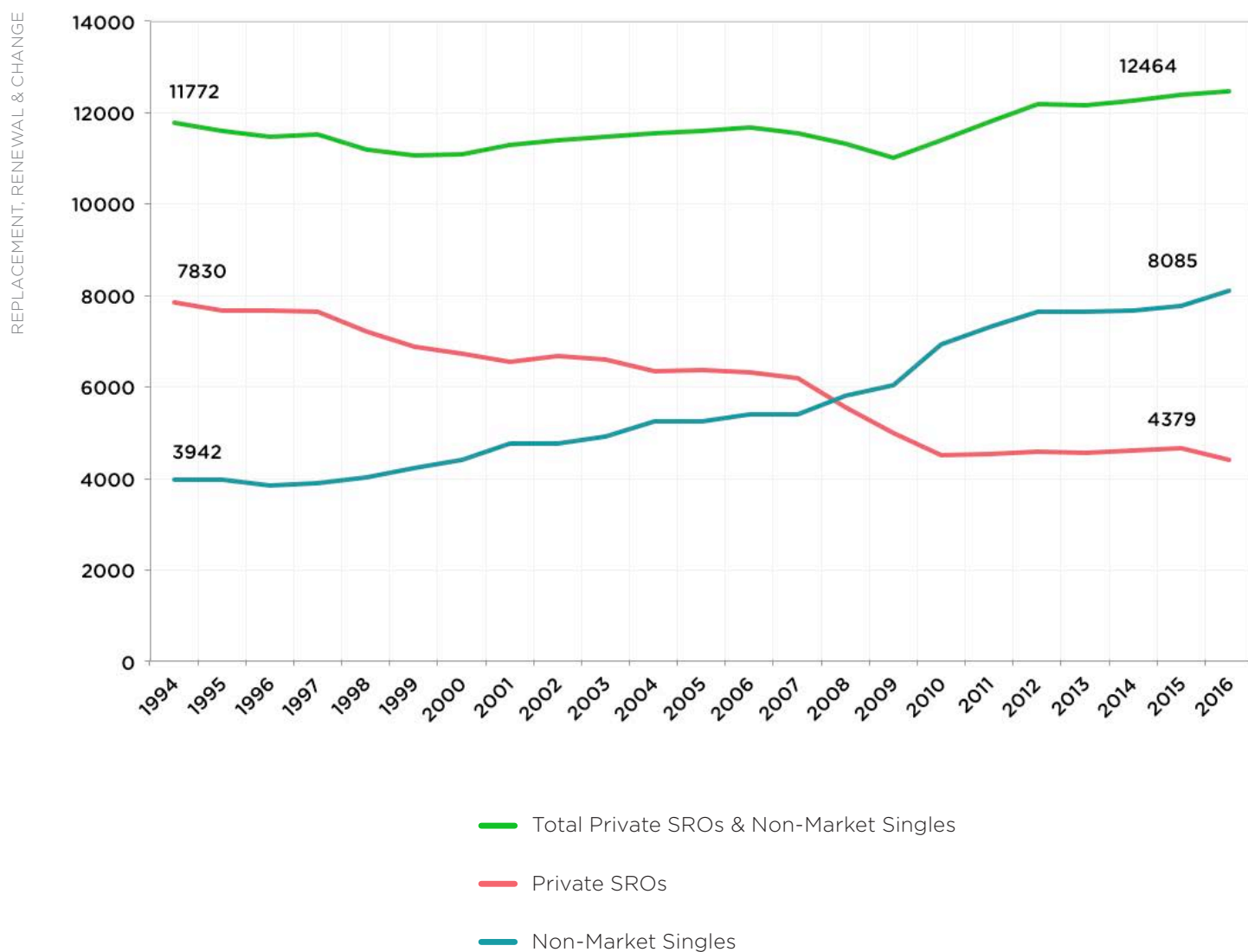


Since 1994, there has been a gradual increase in the combined number of private SROs and non-market housing for singles in the Downtown Core, with a declining private SRO stock and an increasing non-market housing for singles stock. Over the last two years, this trend has continued, with the private SRO stock in the Downtown Core decreasing by 182 units, or 4%, and the non-market housing for singles stock increasing by 437 units, or 2%. The overall change for private SROs and non-market housing for singles in the Downtown Core was a net positive gain of approximately

255 units, or an increase of 2%.

As of December, 2015, there was a total of 4,379 private SRO rooms and 8,085 non-market units for singles in the Downtown Core. In theory, this number represents an increasing pool of some of the City's most affordable housing options for singles. However, as the non-market housing for singles stock has increased, the level of affordability of private SRO rooms has decreased. This is outlined in more detail in section 5.

**Figure 4** Change in Private SROs and Non-Market Housing for Singles, 1994-2016







## 4. Non-Market Housing in the Downtown Core

### 4.1 Total Non-Market Housing Stock in the Downtown Core

Non-market housing includes newly built social housing, as well as converted non-profit SROs in which the rooms and affordable rent levels are secured by legal agreements. As of January, 2016, the Downtown Core contained an estimated 9,645 non-market housing units. Seventy five per cent of the Downtown Core's non-market units are in the DTES, 17% are in the Downtown South, and 8% are in the rest of the Downtown Core. Appendix D lists the individual non-market housing projects, sorted by sub-area and address.

In the rest of the city, all but a handful of non-market units are self-contained dwelling units. In the Downtown Core, almost a third of all non-market housing units are SRO type rooms, some of which are from converted SROs and some from purpose built housing. The Downtown Core also has a higher proportion of studio/bachelor units than the rest of the city.

Unlike the rest of the City, most of the non-market units in the Downtown Core are targeted for single individuals in deep core need. Only 14% of units in the Downtown Core are targeted for families with children, compared to 44% in the rest of the city. Figure 5 depicts the locations of occupied non-market housing projects in the Downtown Core.

### 4.2 Change in the Non-Market Housing Stock in the Downtown Core

Converting private SROs to non-market housing began in the early 1970s with the Central Hotel (44 E Cordova) and Ferry Hotel (71 Alexander). As depicted in Figure 8, there was a sharp increase in the number of





**Table 4** Total Occupied Non-Market Housing Stock by Unit Type, January 2016

Area	Projects	Total	Rooms	Studio	1-Bed	2-Bed	3-Bed	4-Bed
<b>Downtown Eastside</b>	119	7216	2181	2592	1493	537	348	65
<b>Downtown South</b>	18	1612	269	928	409	6	0	0
<b>Rest of Downtown Core</b>	11	817	150	45	196	265	128	33
<b>Total Core</b>	148	9645	2600	3565	2098	808	476	98
<b>Rest of City</b>	352	15976	284	4056	4592	3964	2643	437
<b>Total City</b>	<b>500</b>	<b>25621</b>	<b>2884</b>	<b>7621</b>	<b>6690</b>	<b>4772</b>	<b>3119</b>	<b>535</b>

**Table 5** Total Occupied Non-Market Housing Stock by Tenant Type, January 2016

Area	Seniors		Families		Other	
	Units	%	Units	%	Units	%
Downtown Eastside	2044	28%	925	13%	4247	59%
Downtown South	248	15%	10	1%	1354	84%
Rest of Downtown Core	162	20%	426	52%	229	28%
Total Core	2454	25%	1361	14%	5830	60%
Rest of City	8305	52%	6997	44%	3128	20%
Total City	8305	32%	8358	33%	8958	35%

converted SROs between 2009 and 2011 as a result of BC Housing's acquisition of a number of buildings. Converting SROs to non-market housing brings the buildings under non-profit management, ensuring more stable rents, more supportive environments for tenants, and an increase in the proportion of affordable housing and overall quality of the stock. However, converted SRO units are usually not self-contained and the building life spans are shorter than that of newly built projects. Increasingly, privately-owned SROs are coming under non-profit management, but only units that are secured in the long term through legal agreements are considered to be part of the non-market housing stock.

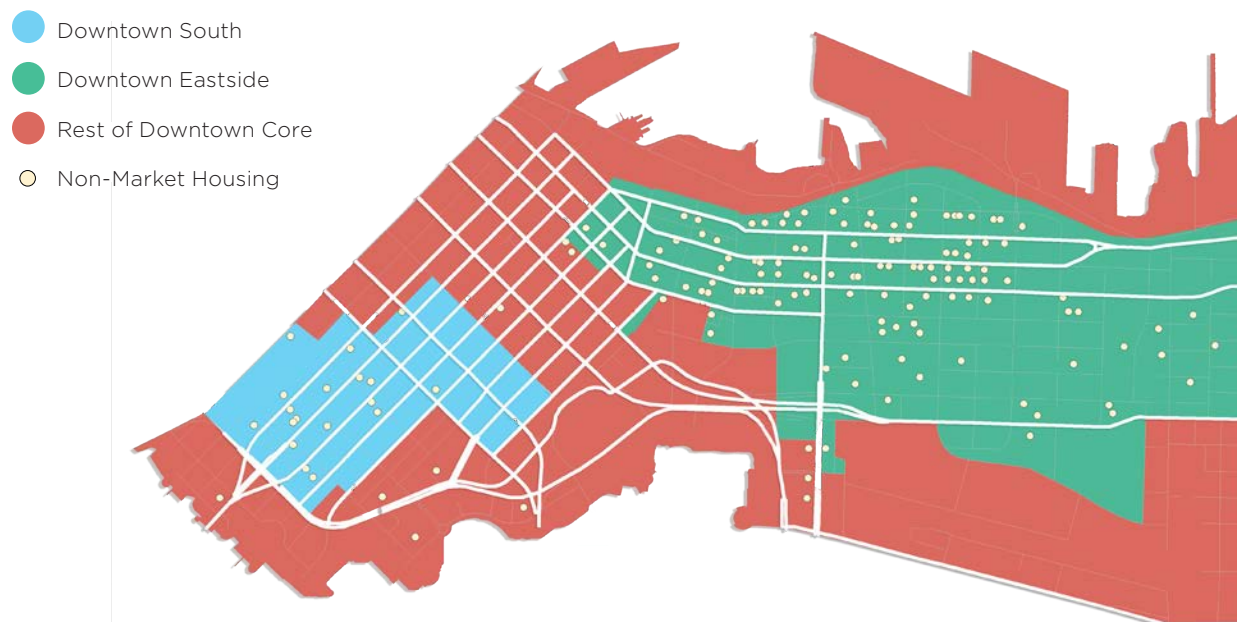
Since 1994, the total non-market housing stock in the Downtown Core increased by 4,897 units, more than doubling the stock. Sixty six percent of these units have been built in the Downtown Eastside, 22% in the Downtown South, and 12% in the Downtown

Core. Approximately a fifth of these units are converted SROs, while the rest represent units in newly built social housing projects.

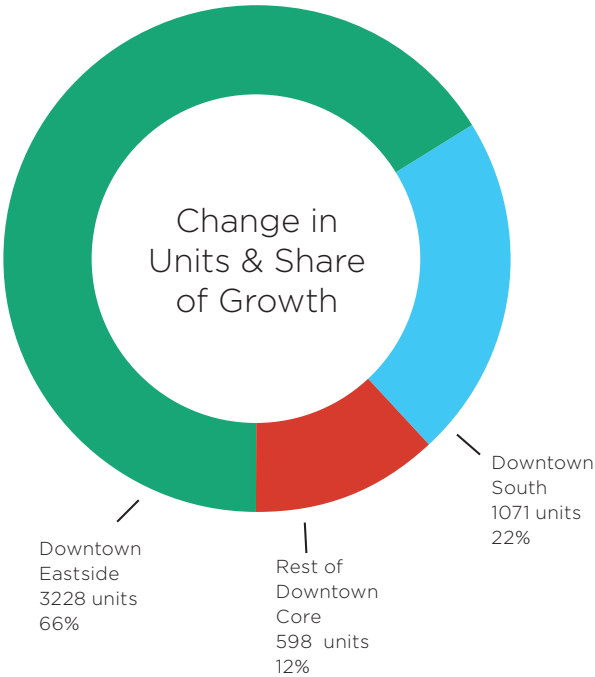
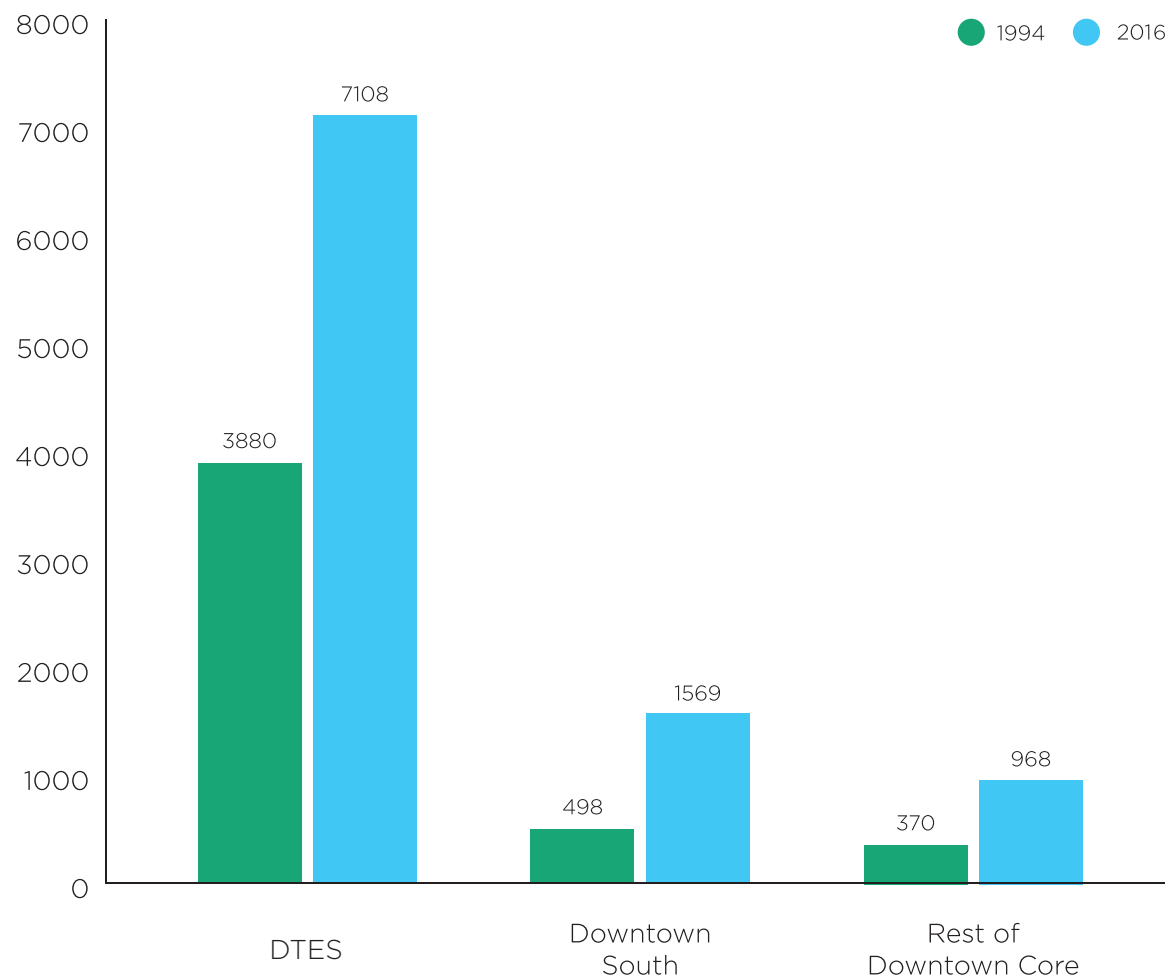
Since 2013, the total non-market housing stock in the Downtown Core increased by 618 units, or 6%. This was largely due to the opening of three of BC Housing's 14 supportive housing projects over the last two years; 111 Princess St. (129 units) and 220 Princess St. (146 units) in the Downtown Eastside and 1334 Burrard St. (141 units) in the Downtown South.

In the Downtown Eastside, the conversion of the Remand Centre at 250 Gore St. to non-market housing also added 96 units to the non-market housing stock, while the opening of the City-owned Yale Hotel at 1300 Granville St. as non-market housing in the Downtown South added 141 units to the Downtown South.

**Figure 5** Location of Occupied Non-Market Housing Stock in the Downtown Core, January 2016



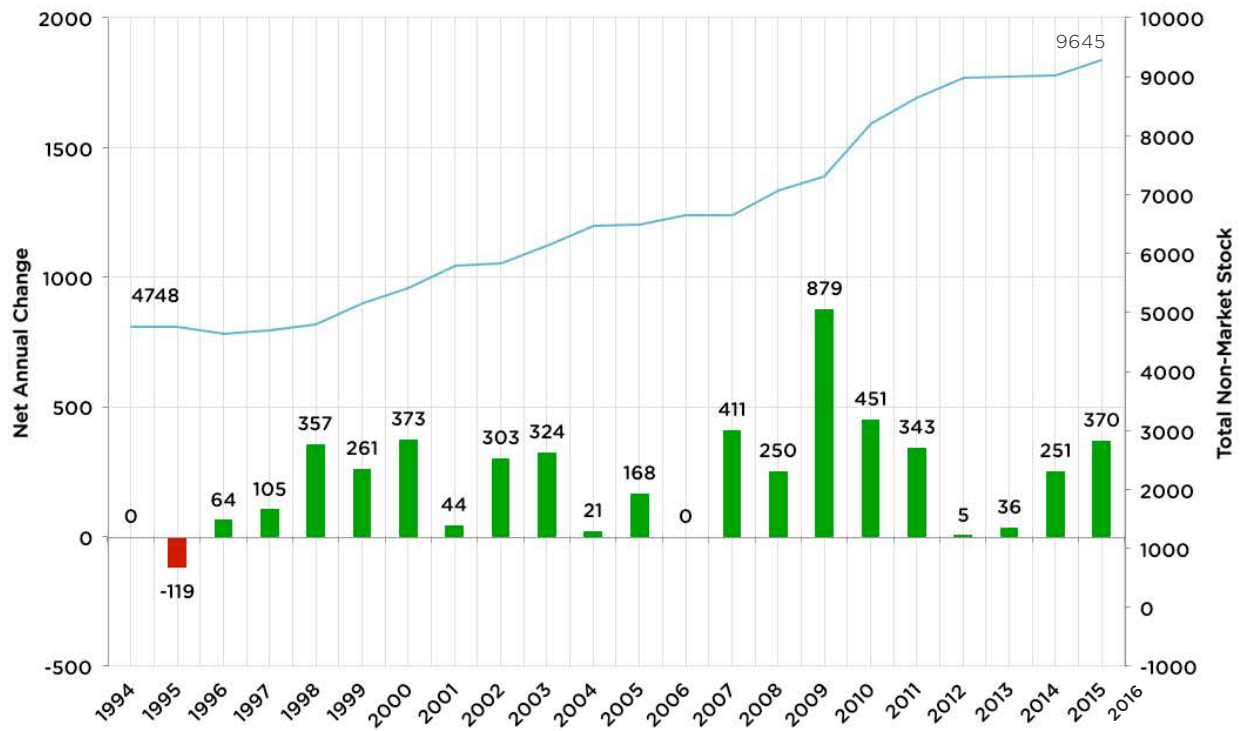
**Figure 6** Change in Non-Market Housing Stock, Janauary 1994-January 2016



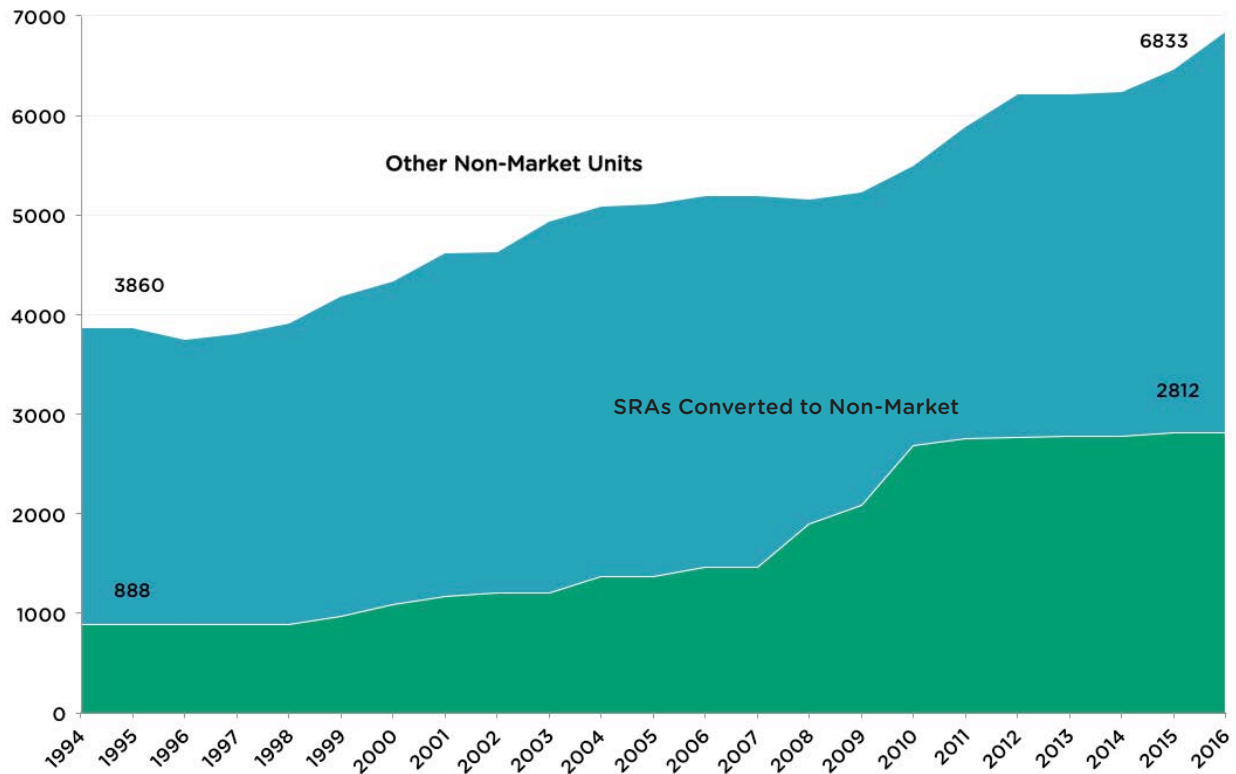
**Table 6** Non-Market Housing Project Completions and Reductions 2013-2015

NAME	ADDRESS			UNITS
DOWNTOWN EASTSIDE				
Maria Gomez Replacement*	111		Princess	139
Budzey Building*	220		Princess	146
Remand Centre	250		Powell	96
Florence Apartments*	329		Powell St	-5
Sunrise Hotel	101	E	Hastings St	-4
Roosevelt Hotel	166	E	Hastings	-2
Tamura House	396		Powell St	-4
Hazelwood Hotel	7	W	Hastings	-8
The Beacon	344	E	Hastings	-3
<b>Cordovan*</b>	557	E	<b>Cordova</b>	5
<b>Sequel 138</b>	138	E	<b>Hastings</b>	18
<b>Alexander</b>	626		<b>Alexander</b>	5
DOWNTOWN SOUTH				
<b>1134 Burrard St*</b>	1134		<b>Burrard St</b>	141
The Yale*	1300		Granville St	43
The Q	1335		Howe St	157
Continental Hotel*	1390		Granville St	-107
St Helen’s Hotel	1161		Granville	1
TOTAL				618
* City-owned sites		<b>BOLD = NEW CONSTRUCTION</b>		

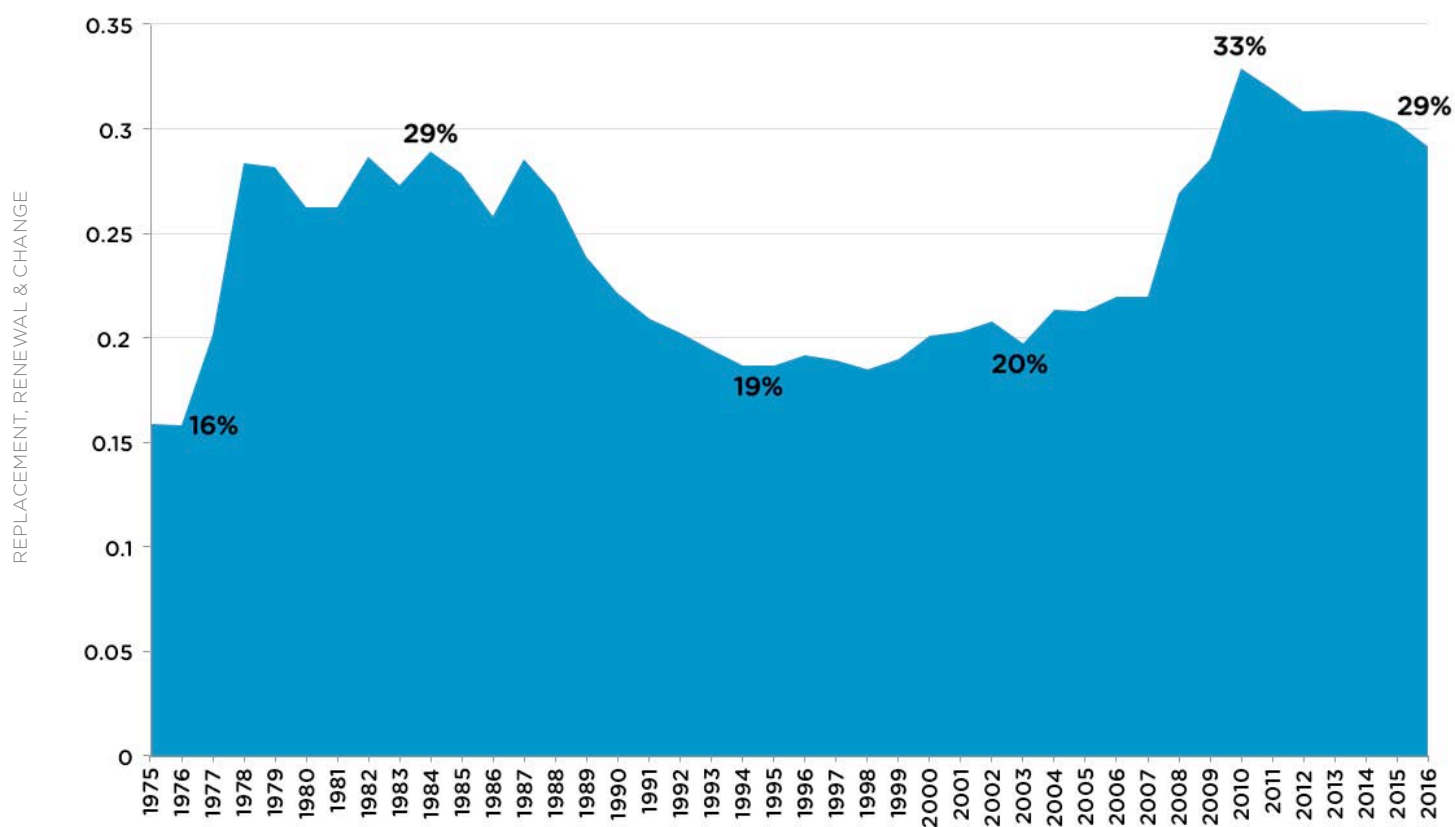
**Figure 7** Change in Total Non-Market Housing Stock in Downtown Core, 1994-2016



**Figure 8 Non-Market SRO Conversions:** Cumulative Non-Market Stock in Downtown Core 1994-2016



**Figure 9 Non-Market SRO Conversions: SROs as Non-Market Housing Stock, 1994-2016**



## 5. Private SRO Stock in the Downtown Core

### 5.1 Total Private SRO Stock in the Downtown Core

The private SRO stock in the Downtown Core includes privately owned and operated buildings, as well as non-profit owned and/or operated SROs where the rooms and affordable rent levels are not secured by long term legal agreements.

As of January, 2016, the Downtown Core contained 110 private SRO buildings, including 18 residential hotels and 92 rooming houses. Overall, about 37% of private SRO units in the Downtown Core are in residential hotels and 63% are in rooming houses.

Ninety percent of the open private SRO stock is in the Downtown Eastside, 8% is in the Downtown South and 2% is in the rest of the Downtown Core. Appendix C provides a list of private SROs operating in 2015, sorted by sub area and address. Closed SROs are listed at the end of the list. Appendix B provides a list of past and present SROs sorted by name, including their previous names.

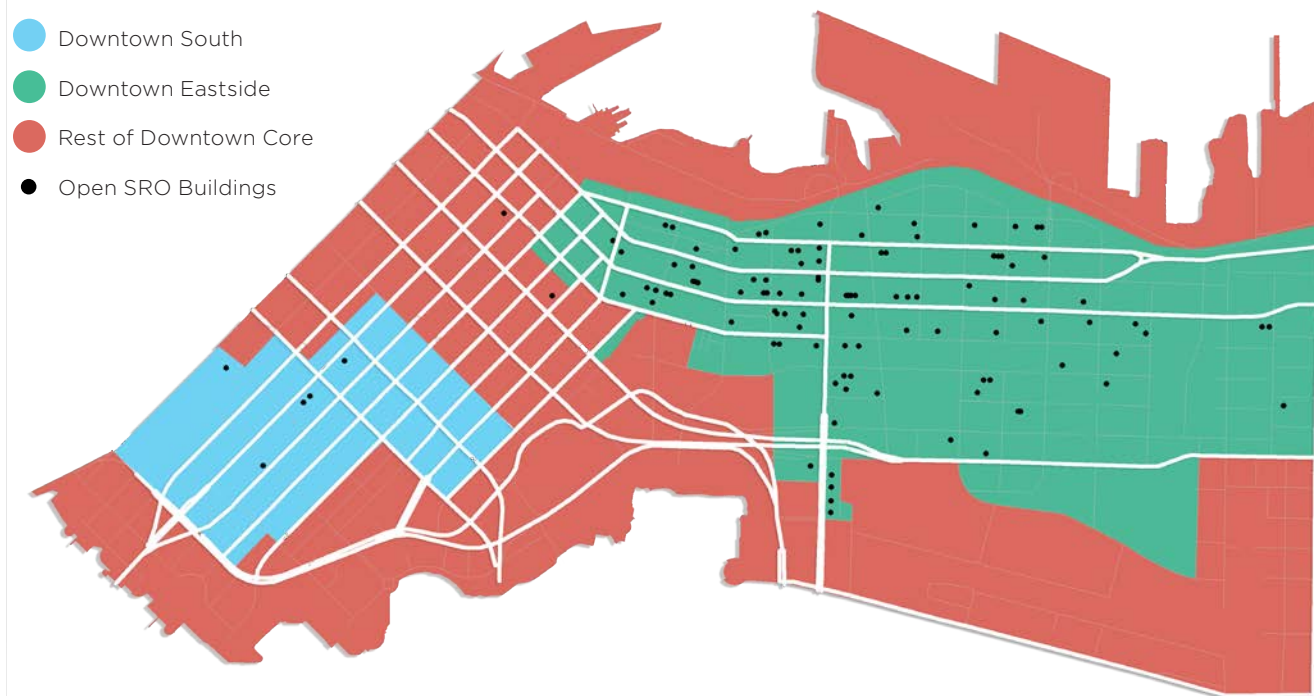
### 5.2 Change in Private SRO Stock since 1994

Changes in the SRO stock can occur for a variety of reasons. Permanent changes to the SRO stock (redevelopment and conversions affecting the number of SRA units) now require Council approval under the SRA Bylaw.

- **Closure:** The City's Fire, Building, and Standards of Maintenance Bylaws require SROs to meet specified standards. If buildings do not achieve compliance, the City can order their closure as a last resort. Units can also be temporarily closed while owners renovate units. In some cases, upgrading costs may lead the operator to close some or all of the units on a long term basis.
- **Redevelopment:** Redevelopment was more commonly a source of SRO loss before the enactment of the SRA Bylaw in 2003, which has since slowed the rate of change.
- **Fire:** Historically, fire has been one of the major causes of SRO loss, affecting both operating buildings as well as those that have been closed.

**Table 7** Operating Private SRO Stock: Residential Hotel & Rooming House Stock, January 2016

Area	BUILDINGS			ROOMS		
	Residential Hotels	Rooming Houses	Total	Residential Hotels	Rooming Houses	Total
Downtown Eastside	17	86	103	1446	2497	3943
Downtown South	0	5	5	0	356	356
Rest of Core	1	1	2	50	30	80
<b>Total Core</b>	<b>18</b>	<b>92</b>	<b>110</b>	<b>1496</b>	<b>2883</b>	<b>4379</b>

**Figure 10** Location of Private SRO Buildings in the Downtown Core, January 2016

- Renovations/ conversions: Units can be temporarily removed because of renovation or permanently removed if there is a change of use, which requires an SRA permit.

The objective of the survey is to capture all sources of physical change. A loss in the SRO stock is treated as occurring when rooms are closed, rather than when they are physically removed from the stock. If a closed building reopens, it is treated as an addition back to the stock.

Since 1994, the private SRO stock has decreased by almost half, from 7,830 units in 1994 to 4,379 units at the beginning of 2016. The subarea with the highest rate of loss was the Rest of the Downtown Core. Figure 11 shows the SRO losses over this time period

categorized by the reason for the loss. The most significant source of SRO loss has been conversion to non-market housing, followed by SRO unit closure and SRO conversion to hostels.

Between January 2014 and January 2016 there was a net loss of 200 private SRO units. Eighteen of these units are manager units that were classified in previous reports as residential units, when in fact they should not have been counted as part of the residential stock. The rest of the loss in the private SRO stock was largely due to the closure of 73 rooms at the Clifton Hotel for structural repairs, as well as the gradual closure of 156 rooms across three buildings all owned by the same owner and kept at one third capacity - the Winter Residence, the Patrick Anthony Residence and the Colonial Hotel. Inspections



Figure 11 Net SRO Losses, January 1994-December 2015

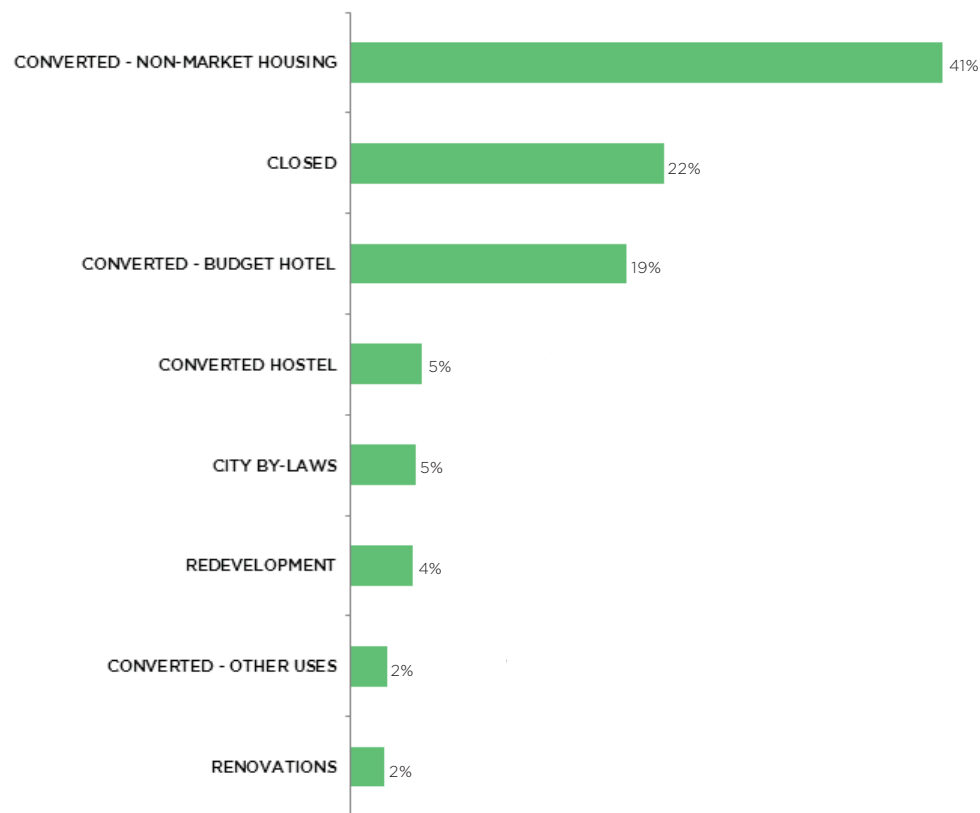
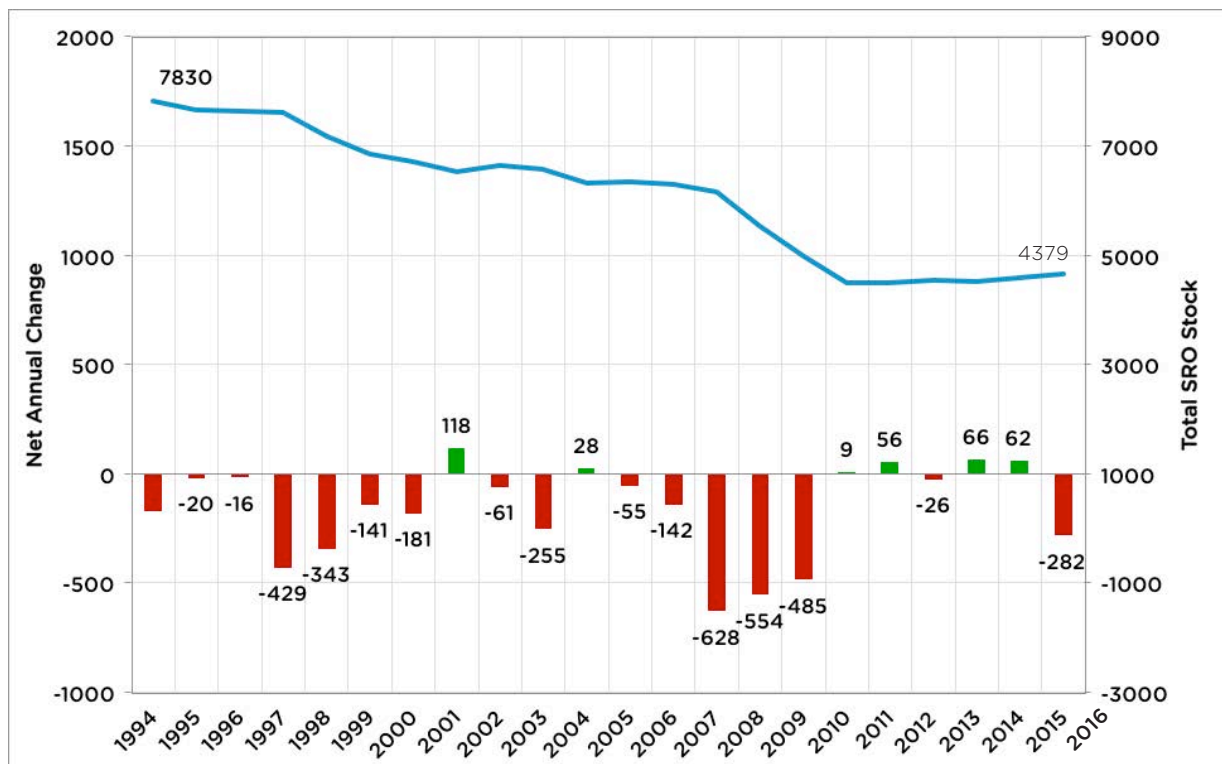
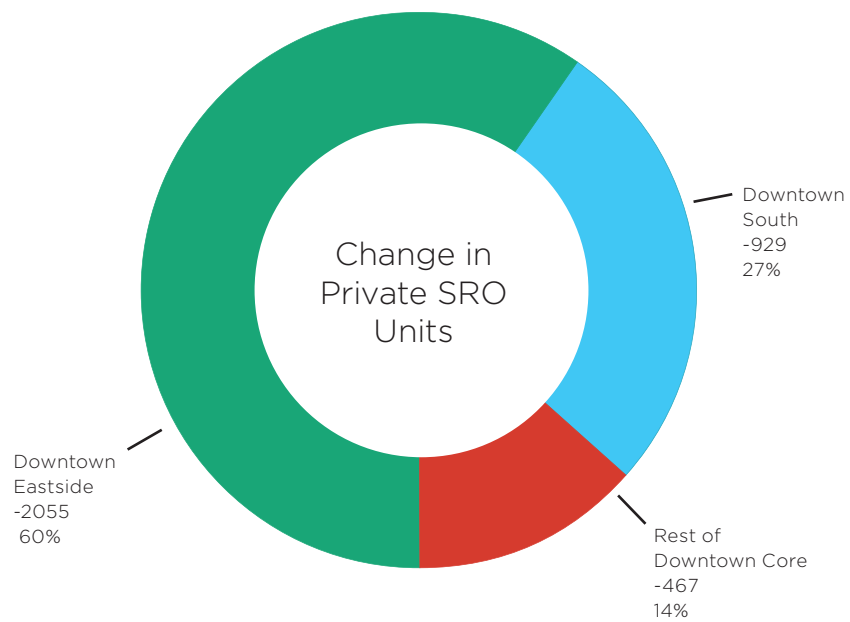
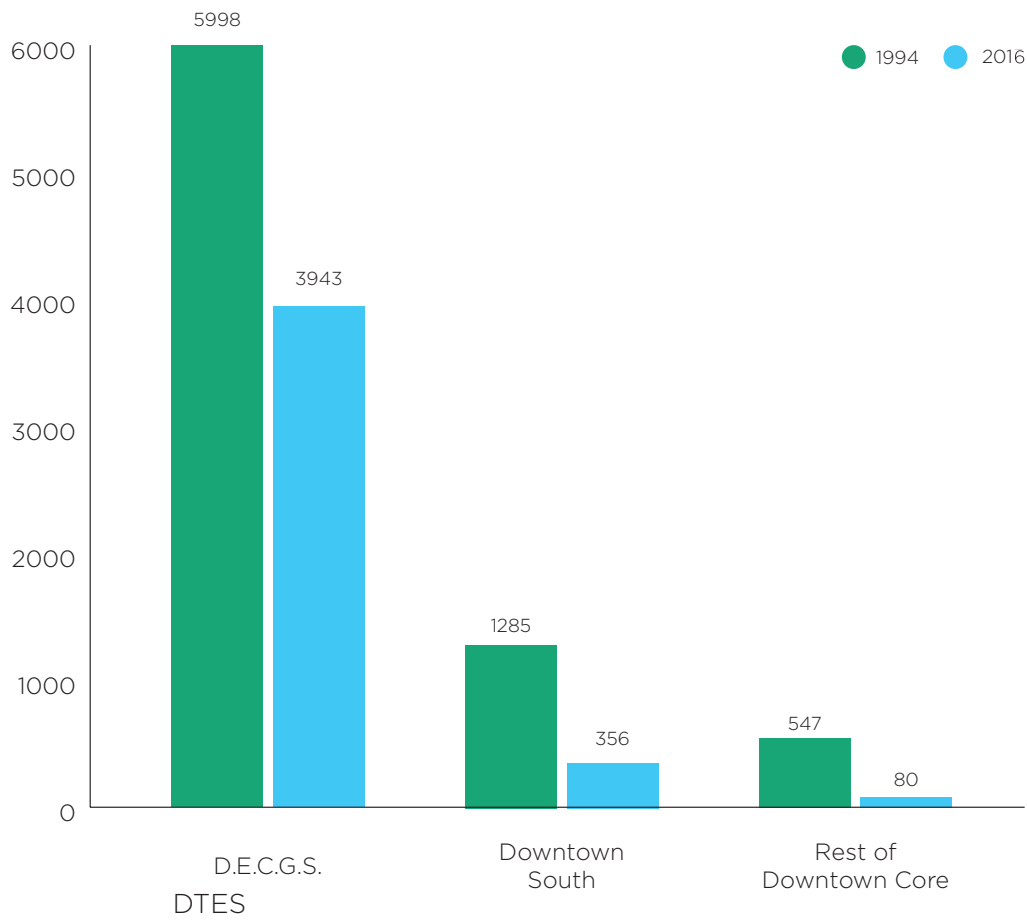


Figure 12 Change in Private SRO Units, January 1994-January 2016



**Figure 13** Change in Private SRO Units, January 1994 - January 2016



reports revealed that these SROs are not being rented at full capacity on a consistent basis and therefore the vacant rooms should not be counted as open rooms.

Despite the overall loss in private SRO units since 2013, there were several SRO buildings that reopened during this time period. The most significant gain came from the Argyle Hotel, which recently reopened with 48 rooms.

### 5.3 Vacancy Rates in the Private SRO stock

In the survey, managers are asked to indicate the total units that are open and available for rent, but vacant. Of the buildings that were surveyed, 180 units were noted as vacant, indicating a vacancy rate of 4.16%. This is consistent with the prevailing trend of progressively lower vacancy rates over the years, which have fallen by 10% since 1992.

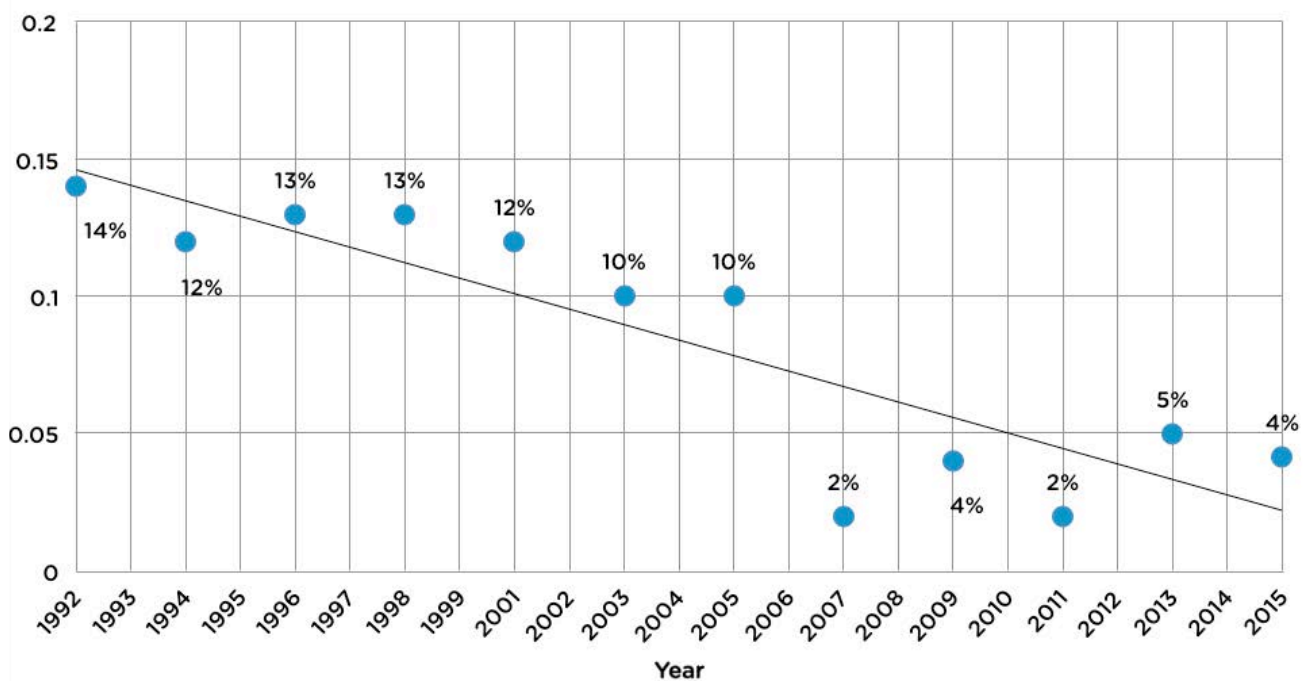
### 5.4 Rental Rates in the Private SRO Stock

The majority of SRO tenants are single people receiving income assistance. As a result,

rents have tended to be set by the shelter component of income assistance, which has remained at \$375/month for the last nine years. As Figures 15 and 16 show, the proportion of rooms in the Downtown Core renting at or below \$375 has decreased by more than half since 2009, while the proportion of rooms renting above \$451 has nearly tripled.

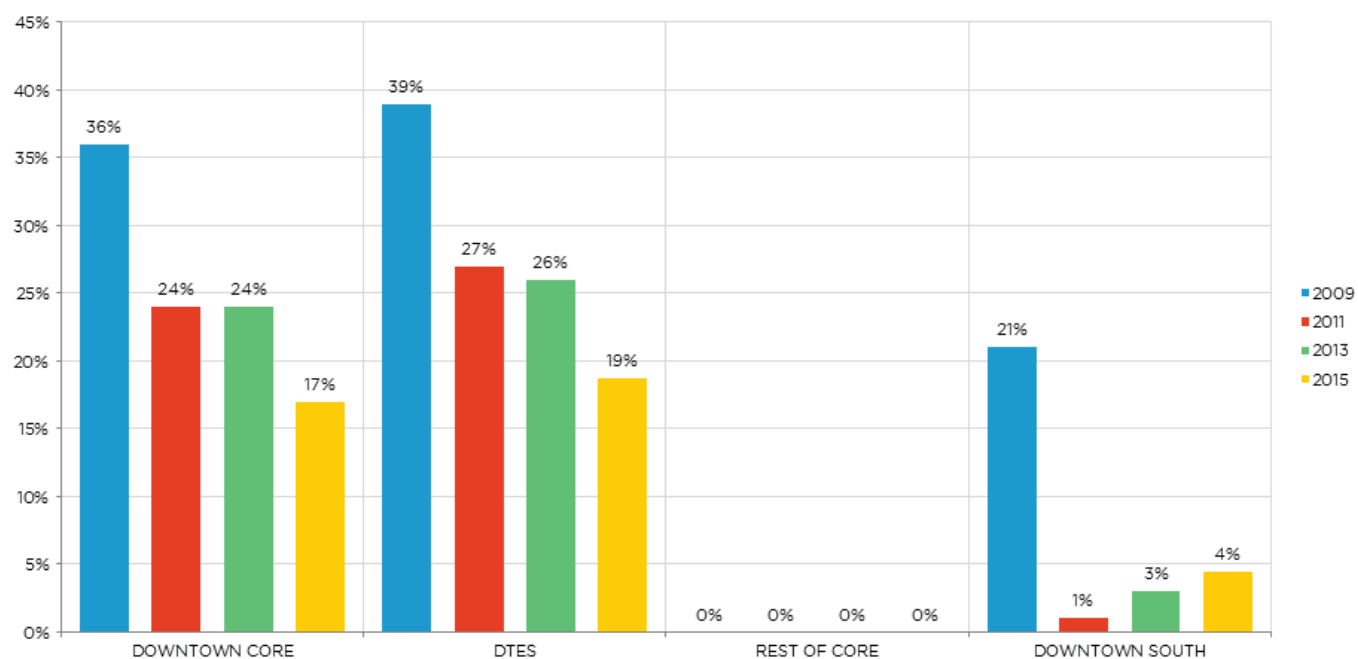
Table 8 shows average monthly rents by subarea in May, 2015. The lowest average rents were in the Downtown Eastside at \$479, followed by the Downtown South at \$480 and the rest of the Downtown Core at \$670. Over the last two years, average rents have increased by almost 8%, which is a greater increase than in the previous two years. This data is consistent with the shift in the market that has attracted new investors to private SROs, leading to minor renovations that do not trigger the SRA Bylaw and resulting in higher rents.

**Figure 14** Indicative Vacancy Rates in the Private SRO Stock, 1992-2015

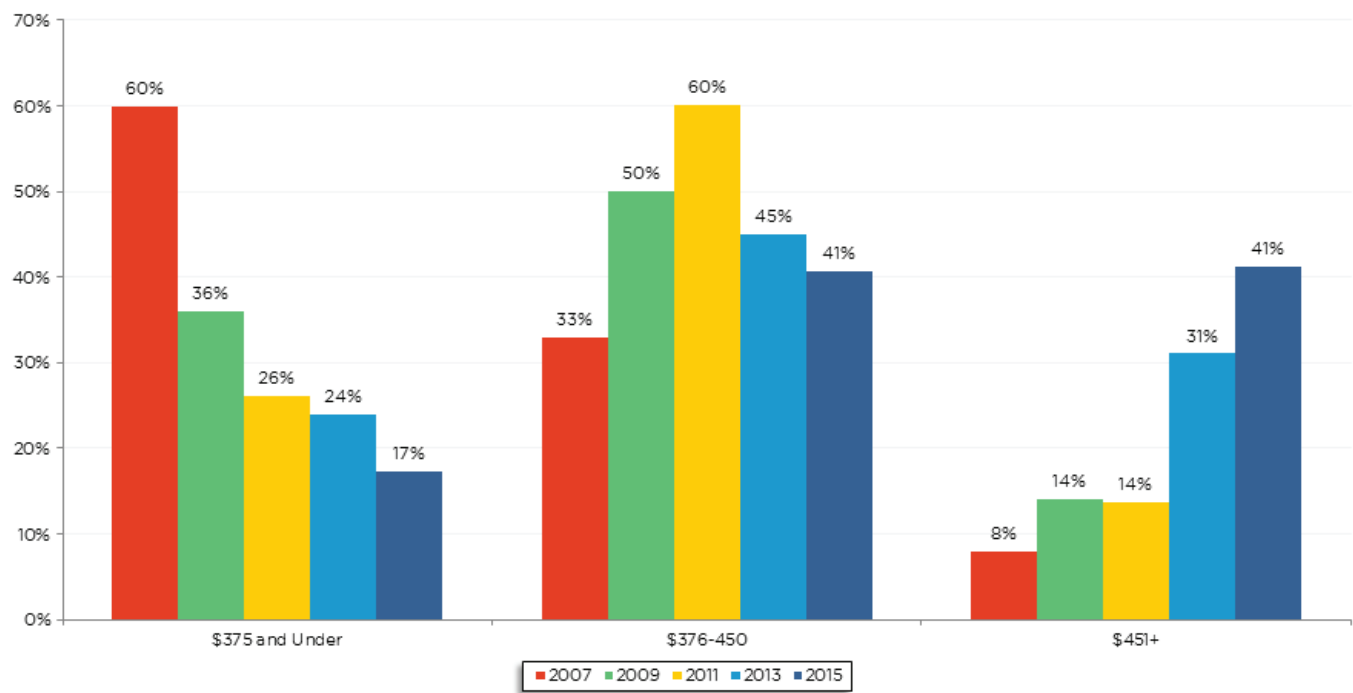


**Table 8** Average Rents in the Private SRO Stock, May 2015

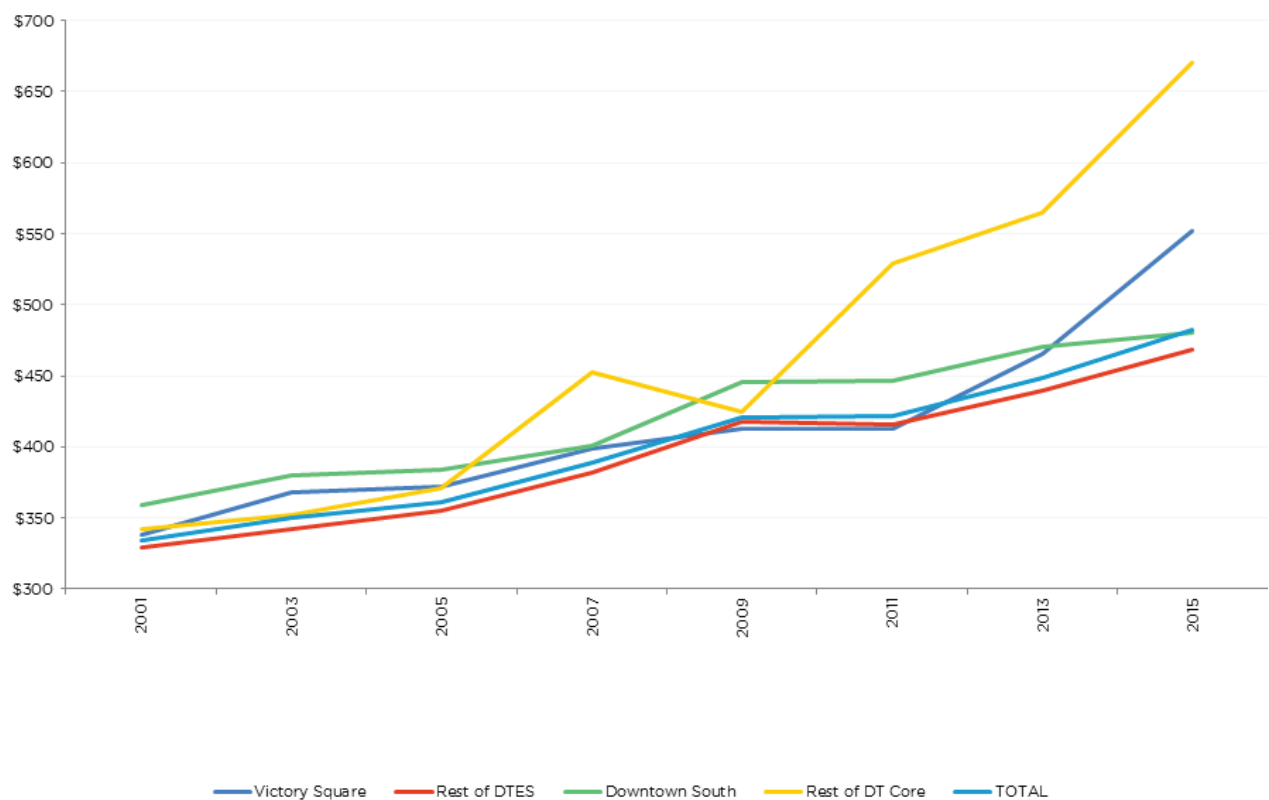
SUB-AREA	Average Rent 2015	AVERAGE RENT IN 2013	% CHANGE IN AVERAGE RENT 2013-2015
Downtown Eastside	\$479	\$442	8.4%
Downtown South	\$480	\$470	2.2%
Rest of Downtown Core	\$670	\$565	18.6%
<b>Total</b>	<b>\$483</b>	<b>\$448</b>	<b>7.8%</b>

**Figure 15** Proportion of Private SRO Rooms renting at \$375 or Less by Subareas, 2009-2015

**Figure 16** Changes in Private SRO Distribution of Average Rents, 2007-2015



**Figure 17** Changes in Private SRO Average Monthly Rents by Downtown Core Sub-Areas, 2001-2015



# GLOSSARY

## Converted Non-Market SRO

In this report the term refers to an SRO building that was originally part of the private stock and has come under non-profit operation, secured by legal agreements. It can also mean an SRO that has been converted to another use, such as a nightly hostel.

## Downtown Core

The geographic area of the City that is bordered by False Creek to the South, the Burrard Inlet to the North, Burrard Street to the West and Clark Drive to the East.

## Downtown Eastside Plan

Council adopted the DTES Plan in 2014, with the goal of improving the diversity of housing, including social and secured market rental, as well as improving building conditions, securing affordability, and providing supports to vulnerable tenants. The plan identified the need to replace 4,500 SRO in the long term with safe, secure and self-contained dwelling units, while also upgrading the current stock in the interim.

## Dwelling unit

See self-contained unit.

## Housekeeping unit

A single room with private cooking facilities (fridge, stove, hot plate and/or sink) but no private bathroom.

## Income Assistance

A government transfer of money managed by the Ministry of Social Development and Social Innovation. The current shelter component is \$375/month for a single person.

## Non-market housing

Non-market housing includes both newly built social housing as well as converted non-profit operated SROs in which the tenure and affordable rent levels are secured by legal agreements. Typically, non-market housing is funded by senior government programs.

## Non-market singles housing

Non-market housing in the Downtown Core that is designed for singles and rented at or below the shelter component of income assistance (currently set at \$375) or at rent geared to 30% of a tenant's income.

## Private SROs

Private SROs include privately owned and operated buildings as well as non-profit owned and/or operated SROs where the rooms and affordable rent levels are not secured by long term legal agreements (ie: privately owned SROs with time-limited leases with non-profits).

## Residential Hotel

A Single Room Occupancy (SRO) building that is licensed for a pub or lounge.

## Rooming House

A building containing three or more sleeping units and is not licensed for a pub or lounge. It contains considerably fewer rooms on average than a residential hotel.

## Self-contained unit

A housing unit that contains both a private bathroom and private cooking facilities.

**Single Room Occupancy (SRO) room**

A room designed for a single person, typically 10 by 10 ft. in size, with shared bathrooms and minimal or no cooking facilities. SRO buildings were built in the early 1900s to provide transitional housing largely for men working in the resource industries. Today, they serve primarily as a last resort before homelessness.

**Sleeping unit**

A single room with no private bathroom or cooking facilities.

**SRO Replacement Housing**

Non-market housing that counts towards the City's policy of replacing SROs on a one-to-one basis. It includes both newly built self-contained units of non-market housing as well as SROs converted to non-market operation and secured by legal agreements.

**Single Room Accommodation (SRA)**

The term Single Room Accommodation (SRA) is based on a City by-law. Adopted in 2003, the SRA by-law designated as SRAs all rooms in rooming houses and residential hotels in the Downtown Core, as well as all non-market housing with rooms or studio units less than 320 feet. The term "SRA" is more encompassing and inclusive than "SRO" because it also includes small self-contained units, whereas an "SRO" refers to a single, 10x10 foot room without private cooking facilities or bathroom. The SRA By-law includes buildings and rooms that have been closed due to fire or other reasons, as these rooms could re-open.





# Appendices

## Appendix A: Data Tables: 1970-2016

### TABLE A1 DOWNTOWN CORE PRIVATE SRO UNITS - JANUARY 2016

STOCK FIGURES ARE FOR JAN 1 EACH YEAR - CHANGE FIGURES ARE FOR THE CHANGE DURING THE YEAR

YEAR	DOWNTOWN CORE TOTAL		DOWNTOWN EASTSIDE		DOWNTOWN SOUTH		REST OF DOWNTOWN CORE	
	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE
1970	13,567	-322	9,681	-210	2,261	-112	1,625	
1971	13,245	-327	9,471	-327	2,149		1,625	
1972	12,918	-242	9,144	-7	2,149	-75	1,625	-160
1973	12,676	-592	9,137	-539	2,074	-27	1,465	-26
1974	12,084	-820	8,598	-628	2,047	-130	1,439	-62
1975	11,264	-518	7,970	-332	1,917	-159	1,377	-27
1976	10,746	-82	7,638	-28	1,758	-46	1,350	-8
1977	10,664	-46	7,610	-25	1,712	-21	1,342	
1978	10,618	-357	7,585	-184	1,691	-84	1,342	-89
1979	10,261	-353	7,401	-315	1,607	-38	1,253	
1980	9,908	-207	7,086	-198	1,569	-9	1,253	
1981	9,701	-587	6,888	-328	1,560	-4	1,253	-255
1982	9,114	-202	6,560	-161	1,556	-14	998	-27
1983	8,912	-13	6,399	37	1,542	-50	971	
1984	8,899	-209	6,436	-145	1,492	29	971	-93
1985	8,690	-326	6,291	-75	1,521	-40	878	-211
1986	8,364	36	6,216	174	1,481	-132	667	-6
1987	8,400	12	6,390	-105	1,349	120	661	-3
1988	8,412	-24	6,285	33	1,469	-57	658	
1989	8,388	-175	6,318	-163	1,412	-12	658	
1990	8,213	-191	6,155	-92	1,400	-23	658	-76
1991	8,022	-62	6,063	-38	1,377	-24	582	
1992	7,960	-93	6,025	12	1,353	-70	582	-35
1993	7,867	-37	6,037	-39	1,283	2	547	
1994	7,830	-171	5,998	-143	1,285	-8	547	-20
1995	7,659	-20	5,855	-21	1,277	1	527	
1996	7,639	-16	5,834	-31	1,278	15	527	
1997	7,623	-429	5,803	-180	1,293	-249	527	
1998	7,194	-343	5,623	-202	1,044	-123	527	-18
1999	6,851	-141	5,421	-22	921	-52	509	-67
2000	6,710	-181	5,399	-178	869		442	-3
2001	6,529	118	5,221	118	869		439	
2002	6,647	-61	5,339	3	869	-58	439	-6

## TABLE A1 DOWNTOWN CORE PRIVATE SRO UNITS - JANUARY 2016

STOCK FIGURES ARE FOR JAN 1 EACH YEAR - CHANGE FIGURES ARE FOR THE CHANGE DURING THE YEAR

YEAR	DOWNTOWN CORE TOTAL		DOWNTOWN EASTSIDE		DOWNTOWN SOUTH		REST OF DOWNTOWN CORE	
	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE
2003	6,586	-255	5,342	-136	811	-119	433	
2004	6,331	28	5,206	44	692	3	433	-19
2005	6,359	-55	5,250	-48	695	-7	414	
2006	6,304	-142	5,202	-127	688		414	-15
2007	6,162	-628	5,075	-328	688	-101	399	-199
2008	5,534	-554	4,747	-498	587	-1	200	-55
2009	4,980	-485	4,249	-355	586	-15	145	-115
2010	4,495	9	3,894	79	571	-70	30	
2011	4,504	56	3,973	5	501		30	51
2012	4,560	-26	3,978	18	501	-44	81	
2013	4,534	66	3,996	71	457	-5	81	
2014	4,600	62	4,067	72	452	-10	81	
2015	4,661	-282	4,139	-196	442	-86	80	
2016	4,379		3,943		356		80	

# TABLE A2 NON-MARKET DOWNTOWN CORE UNITS - JANUARY 2016

STOCK FIGURES ARE FOR JAN 1 EACH YEAR - CHANGE FIGURES ARE FOR THE CHANGE DURING THE YEAR

YEAR	DOWNTOWN CORE TOTAL		DOWNTOWN EASTSIDE		DOWNTOWN SOUTH		REST OF DOWNTOWN CORE	
	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE
1970	534	440	534	300				140
1971	974	50	834	50	0		140	
1972	1,024	82	884	82	0		140	
1973	1,106	0	966		0		140	
1974	1,106	315	966	315	0		140	
1975	1,421	7	1,281	7	0		140	
1976	1,428	78	1,288	78	0		140	
1977	1,506	172	1,366	172	0		140	
1978	1,678	90	1,538	90	0		140	
1979	1,768	130	1,628	130	0		140	
1980	1,898	0	1,758		0		140	
1981	1,898	112	1,758	112	0		140	
1982	2,010	290	1,870	290	0		140	
1983	2,300	160	2,160	160	0		140	
1984	2,460	96	2,320	96	0		140	
1985	2,556	203	2,416	203	0		140	
1986	2,759	213	2,619	126	0	87	140	
1987	2,972	183	2,745	183	87		140	
1988	3,155	398	2,928	314	87		140	84
1989	3,553	278	3,242	135	87	143	224	
1990	3,831	219	3,377	219	230		224	
1991	4,050	137	3,596	105	230	32	224	
1992	4,187	184	3,701		262	110	224	74
1993	4,371	377	3,701	179	372	126	298	72
1994	4,748	0	3,880		498		370	
1995	4,748	-119	3,880		498	21	370	-140
1996	4,629	64	3,880	64	519		230	
1997	4,693	105	3,944	15	519	90	230	
1998	4,798	357	3,959	220	609		230	137
1999	5,155	261	4,179	168	609		367	93
2000	5,416	373	4,347	237	609	136	460	
2001	5,789	44	4,584	-16	745		460	60
2002	5,833	303	4,568	138	745	63	520	102
2003	6,136	324	4,706	324	808		622	
2004	6,460	21	5,030	21	808		622	
2005	6,481	168	5,051	85	808	83	622	
2006	6,649	0	5,136		891		622	
2007	6,649	411	5,136	249	891	75	622	87
2008	7,060	250	5,385	241	966	-36	709	45
2009	7,310	879	5,626	655	930	134	754	90
2010	8,189	451	6,281	290	1,064	100	844	61
2011	8,640	343	6,571	147	1,164	104	905	92
2012	8,983	5	6,718	-2	1,268		997	7
2013	8,988	36	6,716	5	1,268	110	1,004	-79
2014	9,024	251	6,721	117	1,378	91	925	43
2015	9,275	370	6,838	270	1,469	100	968	
2016	9,645	0	7,108		1,569		968	

# TABLE A3 DOWNTOWN CORE PRIVATE NON-MARKET SINGLES - JANUARY 1970 - JANUARY 2016

STOCK FIGURES ARE FOR JAN 1 EACH YEAR - CHANGE FIGURES ARE FOR THE CHANGE  
DURING THE YEAR

YEAR	DOWNTOWN CORE TOTAL		DOWNTOWN EASTSIDE		DOWNTOWN SOUTH		REST OF DOWNTOWN CORE	
	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE
1970	255	301	255	161				140
1971	556	50	416	50	0		140	
1972	606	82	466	82	0		140	
1973	688	0	548		0		140	
1974	688	315	548	315	0		140	
1975	1,003	0	863	0	0		140	
1976	1,003	78	863	78	0		140	
1977	1,081	172	941	172	0		140	
1978	1,253	90	1,113	90	0		140	
1979	1,343	130	1,203	130	0		140	
1980	1,473	0	1,333		0		140	
1981	1,473	112	1,333	112	0		140	
1982	1,585	187	1,445	187	0		140	
1983	1,772	160	1,632	160	0		140	
1984	1,932	79	1,792	79	0		140	
1985	2,011	198	1,871	198	0		140	
1986	2,209	199	2,069	112	0	87	140	
1987	2,408	150	2,181	150	87		140	
1988	2,558	345	2,331	261	87		140	84
1989	2,903	278	2,592	135	87	143	224	
1990	3,181	219	2,727	219	230		224	
1991	3,400	76	2,946	44	230	32	224	
1992	3,476	128	2,990		262	110	224	18
1993	3,604	338	2,990	152	372	126	242	60
1994	3,942	0	3,142		498		302	
1995	3,942	-119	3,142		498	21	302	-140
1996	3,823	64	3,142	64	519		162	
1997	3,887	105	3,206	15	519	90	162	
1998	3,992	217	3,221	203	609		162	14
1999	4,209	168	3,424	168	609		176	0
2000	4,377	373	3,592	237	609	136	176	
2001	4,750	-15	3,829	-16	745		176	1
2002	4,735	159	3,813	86	745	63	177	10
2003	4,894	324	3,899	324	808		187	
2004	5,218	21	4,223	21	808		187	
2005	5,239	135	4,244	52	808	83	187	
2006	5,374	0	4,296		891		187	
2007	5,374	407	4,296	245	891	75	187	87
2008	5,781	250	4,541	241	966	-36	274	45
2009	6,031	879	4,782	655	930	134	319	90
2010	6,910	376	5,437	215	1,064	100	409	61
2011	7,286	331	5,652	147	1,164	104	470	80
2012	7,617	5	5,799	-2	1,268		550	7
2013	7,622	26	5,797	5	1,268	100	557	-79
2014	7,648	94	5,802	117	1,368	-66	478	43
2015	7,742	343	5,919	243	1,302	100	521	
2016	8,085	0	6,162		1,402		521	

## Appendix B: Alphabetical Listing of Rooming Houses & Residential Hotels

This appendix is a cross-reference list of “named” SROs, sorted by name. Where a building has changed its name, the current or most recent name is indicated in the “comments” column. If the building has been demolished or converted, this is also noted in the comments.

While this listing includes all of the “named” buildings that have been residential hotels and rooming houses within the Downtown Core in the 1970-2001 period, it also includes some buildings that:

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

NAME	COMMENT	ADDRESS	
ABBOTSFORD HOTEL	See DAYS INN	921	W PENDER
ABBOTT HOUSE	See CENTRAL CITY MISSION	233	ABBOTT
ABBOTT MANSIONS		404	ABBOTT
ACME ROOMS	DEMOLISHED	753	POWELL
ADORA COURT	See LUCKY ROOMS	468	UNION
AFTON HOTEL / ROOMS		249	E HASTINGS
AH CHEW HOTEL/ROOMS	See ASIA HOTEL	139	E PENDER
ALBANY ROOMS	See REGAL HOTEL	1046	GRANVILLE
ALCAZAR HOTEL	TOURIST HOTEL- DEMOLISHED	337	DUNSMUIR
ALESIA HOTEL	See PHOENIX HOTEL	237	E HASTINGS
ALEX ROOMS	CONVERTED TO DWELLING UNITS	662	ALEXANDER
ALEXANDER RESIDENCE		58	ALEXANDER
ALEXANDER Court of Revision		90	ALEXANDER
ALEXANDER ROOMS	See SEAVIEW APARTMENTS	362	ALEXANDER
ALHAMBRA HOTEL	CONVERTED TO COMMERCIAL USES	8	WATER
ALLEN ROOMS / HOTEL	CONVERTED TO RETAIL/OFFICES	810	GRANVILLE
ALMER HOTEL	DEMOLISHED	610	W CORDOVA
ALTER ROOMS	DEMOLISHED	620	POWELL
ALVIN ROOMS	See CORDOVA'S RESIDENCE	56	E CORDOVA
AMBASSADOR HOTEL (A)	See GRANVILLE GRAND HOTEL	1212	GRANVILLE
AMBASSADOR HOTEL (B)	DEMOLISHED	773	SEYMOUR
AMERICA ROOMS	DEMOLISHED	226	POWELL
AMERICAN HOTEL	See OLD AMERICAN HOTEL	928	MAIN
ANCHOR HOTEL	See WALTON ROOMS	90	ALEXANDER
ANDREW HOTEL/ROOMS	DEMOLISHED	952	HORNBY
ANGELES ROOMS	See DOWNTOWN BACKPACKERS HOSTEL	927	MAIN
ANGELUS HOTEL	DEMOLISHED	790	DUNSMUIR
ANYOX ROOMS	See WALMAR ROOMS	67	E HASTINGS
ARCO HOTEL / ROOMS		83	W PENDER
ARGYLE HOTEL/HOUSE		106	W HASTINGS
ARLINGTON HOTEL / ROOMS (A)		575	E PENDER
ARLINGTON ROOMS (B)	CONVERTED TO RETAIL/OFFICES	304	W CORDOVA
ARNOLD APARTMENTS	DWELLING UNITS	1130	GRANVILLE
ARISTOCRAT	See ARISTOCRATIC ROOMS	634	MAIN
ARISTOCRATIC HOTEL / ROOMS	DEMOLISHED	634	MAIN
ARNO HOTEL / ROOMS		291	E GEORGIA
ASIA HOTEL		139	E PENDER
ASTOR HOTEL	See ASTORIA HOTEL (B)	151	W HASTINGS
ASTORIA HOTEL (A)		769	E HASTINGS
ASTORIA HOTEL (B)	DEMOLISHED	151	W HASTINGS
ATLANTIC HOTEL	DEMOLISHED	77	W CORDOVA
AUSTIN HOTEL	CONVERTED TO TOURIST – See RAMADA INN	1221	GRANVILLE
AVALON HOTEL / ROOMS	See SILVER/AVALON HOTEL	165	W PENDER
BACKPACKERS INN	CONVERTED TO NON-MARKET – See The Beacon	7	W HASTINGS
B.C. ROOMS		306	JACKSON
BALMORAL HOTEL		159	E HASTINGS
BARRON HOTEL	CONVERTED TO TOURIST – See NELSON PLACE HOTEL	1006	GRANVILLE
BAY HOTEL	DEMOLISHED	621	SEYMOUR
BEACON HOTEL / ROOMS	CONVERTED TO NON-MARKET – See The Beacon	7	W HASTINGS
BEECHMONT ROOMS	See HAMILTON HOTEL	519	HAMILTON
BELLEVILLE ROOMS	See WALTON HOTEL	261	E HASTINGS
BELMONT HOTEL (A)	CONVERTED TO TOURIST – See NELSON PLACE HOTEL	1006	GRANVILLE
BELMONT HOTEL / ROOMS (B)	See BELMONT STUDENT RESIDENCE	241	E HASTINGS
BELMONT STUDENT		241	E HASTINGS



RESIDENCE				
BENGE ROOMS	See MIDTOWN HOTEL	914	W	PENDER
BLACKFRIAR ROOMS	DEMOLISHED	1004		MAIN
BLACKSTONE HOTEL	See HOTEL CALIFORNIA	1176		GRANVILLE
BODEGA HOTEL	See FRASER HOTEL	227		CARRALL
BON ACCORD	DEMOLISHED	1235		HORNBY
BONANZA ROOMS	DEMOLISHED	980		MAIN
BOULDER ROOMS	CONVERTED TO CONDOS	1	W	CORDOVA
BRANDIZ HOTEL		122	E	HASTINGS
BRAZIL HOTEL	See WALTON HOTEL	261	E	HASTINGS
BROADWAY HOTEL / ROOMS	See POTTERS PLACE MISSION	103	E	HASTINGS
BROOKLAND COURT	DWELLING UNITS – CONVERTED TO NON-MARKET	540		HELMCKEN
BUDGET INN PATRICIA HOTEL		403	E	HASTINGS
BURLEITH ROOMS	DEMOLISHED	431	E	GEORGIA
BURNS BLOCK		18	W	HASTINGS
BURRARD HOTEL (A)	DEMOLISHED	712		RICHARDS
BURRARD HOTEL (B)	See CHURCHILL HOTEL	311		HOMER
BURRARD ROOMS	See LIBRARY LODGE	804		BURRARD
BUTLER HOTEL / ROOMS	See GASTOWN HOTEL	110		WATER
BYRNE BLOCK	See ALHAMBRA HOTEL	8		WATER
C & N BACKPACKERS HOSTEL	CONVERTED TO HOSTEL	927		MAIN
CADILLAC ROOMS	See WONDER ROOMS	50	E	CORDOVA
CAMBIE HOTEL/ ROOMS (A)	CONVERTED TO OFFICE & RETAIL	160		CAMBIE
CAMBIE HOTEL (B)	See THE CAMBIE INTERNATIONAL HOSTEL	314		CAMBIE
CAMBIE HOUSE	CLOSED	340		CAMBIE
CAMP LODGE HOTEL	DEMOLISHED	578		ALEXANDER
CANADA HOTEL / ROOMS	CONVERTED TO OFFICES	331		MAIN
CANADIAN HOTEL		1203		SEYMOUR
CANADIAN NORTH STAR	CLOSED	5	W	HASTINGS
CANSINO HOTEL/ROOMS	CONVERTED TO RETAIL	24	W	CORDOVA
CAPITOL ROOMS	DEMOLISHED	619		ROBSON
CARL ROOMS	CONVERTED TO NON-MARKET- See TheCornerstone	575	E	HASTINGS
CARLTON HOTEL	See CAMBIE HOTEL (B)	314		CAMBIE
CASCADE ROOMS	See LUCKY LODGE	134		POWELL
CASTLE HOTEL	DEMOLISHED	750		GRANVILLE
CATHAY LODGE		533	E	GEORGIA
CECIL HOTEL		1336		GRANVILLE
CENTENNIAL HOTEL/HOUSE	See CENTENNIAL ROOMS	346		POWELL
CENTENNIAL ROOMS		346		POWELL
CENTRAL CITY MISSION	SNRF – CONVERTED TO CONDOS	233		ABBOTT
CENTRAL HOTEL	CONVERTED TO NON-MARKET – See CENTRAL RESIDENCE	44	E	CORDOVA
CENTRAL ROOMS	See MODERN HOTEL	249	E	GEORGIA
CHEE JONG BUI SUI ROOMS	DEMOLISHED	609		MAIN
CHELSEA INN		33	W	HASTINGS
CHINA VILLA APTS	CONVERTED TO NON-RESIDENTIAL	313	E	PENDER
CHINESE BENEVOLENT ASSOC BLDG	CONVERTED TO NON-RESIDENTIAL	104	E	PENDER
CHINESE NATIONALIST LEAGUE	CONVERTED TO NON-RESIDENTIAL	529		GORE
CHINESE THEATRE ROOMS	DEMOLISHED	545		COLUMBIA
CHINESE UNITED CHURCH	DEMOLISHED	430		DUNLEVY
CHOCK ON ROOMS	DEMOLISHED	359	E	PENDER
CHURCHILL HOTEL	DEMOLISHED	311		HOMER
CLARENCE HOTEL	CONVERTED TO HOSTEL – See SEYMOUR/CAMBIE HOSTEL	515		SEYMOUR
CLARENDON HOTEL	See OLD AMERICAN HOTEL	928		MAIN
CLARKE HOTEL / ROOMS	CONVERTED TO DWELLING UNITS	1155		GRANVILLE
CLIFTON HOTEL / ROOMS	See HOTEL CLIFTON	1125		GRANVILLE
CLINTON APARTMENTS	DEMOLISHED	1287		RICHARDS
COBALT HOTEL		917		MAIN
COLONIAL HOTEL / ROOMS	See COLONIAL RESIDENCE	122		WATER
COLONIAL RESIDENCE		122		WATER
COLUMBIA BLOCK	See TUNG AH ROOMS	101	E	PENDER
COLUMBIA HOTEL	See NEW COLUMBIA HOTEL	303		COLUMBIA
COLUMBIA ROOMS	CONVERTED TO OFFICES & DWELLING UNIT	223		MAIN
COMFORT INN DOWNTOWN	TOURIST HOTEL	1006		GRANVILLE
COMMERCIAL HOTEL	See STADIUM HOTEL	340		CAMBIE
COMMODORE HOTEL	DEMOLISHED	889		SEYMOUR
CONTINENTAL HOTEL	CONVERTED TO NON-MARKET – See OLD CONTINENTAL	1390		GRANVILLE

CORONA HOTEL	See AMBASSADOR HOTEL (A)	1212		GRANVILLE
CORDOVA LODGE	DEMOLISHED	146	E	CORDOVA
CORDOVA'S RESIDENCE	CONVERTED TO NON-MARKET	56	E	CORDOVA
CORDOVA ROOMS	See CORDOVA'S RESIDENCE	56	E	CORDOVA
COSMOPOLITAN HOTEL		31	W	HASTINGS
COSY CORNER INN		412		COLUMBIA
CREEKSIDE RESIDENCES		796		MAIN
CROWN HOTEL (A)	DEMOLISHED	1036		GRANVILLE
CROWN HOTEL (B)	See CANSINO HOTEL	24	W	CORDOVA
CUOMO / CUOMO'S ROOMS	See THE VIVIAN	512	E	CORDOVA
DANNY'S INN		317		CAMBIE
DANNY'S ROOMS	See DANNY'S INN	317		CAMBIE
DAYS INN DOWNTOWN VANCOUVER	TOURIST HOTEL	921	W	PENDER
DECKER RESIDENCE		504		ALEXANDER
DEL MAR HOTEL		553		HAMILTON
DEL MAR ROOMS	See ROSE GARDEN APTS	853	E	PENDER
DE LUXE APTS	DEMOLISHED	426	E	HASTINGS
DEVON ROOMS	CONVERTED	306		ABBOTT
DICK ROOMS	See WING LOCK HOTEL	431	E	PENDER
DICKINSON APTS		630	E	GEORGIA
DODSON ROOMS		25	E	HASTINGS
DOMINO HOTEL	See CROWN HOTEL	1036		GRANVILLE
DOMINION HOTEL	CONVERTED TO NON-MARKET	210		ABBOTT
DOWNTOWN BACKPACKERS HOSTEL	See C & N BACKPACKERS HOSTEL	927		MAIN
DRAKE HOTEL (A)		606		POWELL
DRAKE HOTEL (B)	See JOHNSON BLOCK	536		DRAKE
DREXEL HOTEL/ROOMS	See CANADIAN NORTH STAR	5	W	HASTINGS
DRIARD HOTEL *	DEMOLISHED	1027	W	PENDER
DUFFERIN ROOMS *	DEMOLISHED	121	E	2 <sup>ND</sup>
DUNLEVY HOTEL / ROOMS	See NEW WINGS HOTEL	143		DUNLEVY
DUNSMUIR HOTEL	See DUNSMUIR INTERNATIONAL VILLAGE	500		DUNSMUIR
DUNSMUIR HOUSE	See DUNSMUIR INTERNATIONAL VILLAGE	500		DUNSMUIR
DUNSMUIR INTERNATIONAL VILLAGE		500		DUNSMUIR
EAGLE APTS	DEMOLISHED	734		KEEFER
EAST HOTEL	CONVERTED TO DWELLING UNITS	445		GORE
EDELWEISS HOTEL	See GLORY ROOMS	204		CARRALL
EDINBURGH ROOMS	DEMOLISHED	327	E	GEORGIA
EDMONTON ROOMS	See UNIVERSAL ROOMS (B)	41	E	HASTINGS
EDWARDS APTS	DWELLING UNITS	1245	E	PENDER
EGREMONT ROOMS	DEMOLISHED	500		BURRARD
ELCHO / ELSHO APTS	DWELLING UNITS – DEMOLISHED	845		DAVIE
EL CID HOTEL	See STADIUM HOTEL	340		CAMBIE
ELECTRIC OWL		928		MAIN
ELMORE HOTEL	DEMOLISHED	349	E	GEORGIA
EMPRESS HOTEL		235	E	HASTINGS
EMPRESS ROOMS	CONVERTED TO DWELLING UNITS	440		RICHARDS
EMPIRE HOTEL	See BRANDIZ HOTEL	122	E	HASTINGS
EUROPE HOTEL	CONVERTED TO NON-MARKET	43		POWELL
EUROPE HOTEL ANNEX	CONVERTED TO NON-MARKET – See EUROPE HOTEL	47		POWELL
EUREKA APARTMENTS	See PRINCESS ROOMS	215		PRINCESS
EVERGREEN ROOMS	See PERSOPOLISE	333		COLUMBIA
FAN TOWER APTS	CONVERTED TO DWELLING UNITS	296		KEEFER
FERRARA COURT	DWELLING UNITS – CONVERTED TO NON-MARKET	504	E	HASTINGS
FERRY HOTEL / ROOMS	CONVERTED TO NON-MARKET – See ALEXANDER RESIDENCE	71		ALEXANDER
FEY TOY ROOMS	See SHAKESPEARE ROOMS	224	E	GEORGIA
FLINT APTS / RESIDENCE *		1516		POWELL
FORD HOTEL	See SIESTA HOTEL	936		GRANVILLE
FOUR-STAR ROOMS	See CREEKSIDE RESIDENCE	207		UNION
FOX'S APTS	DEMOLISHED	873	E	HASTINGS
FRANCIS FAYE HOTEL	See PATRICK ANTHONY RESIDENCE	561	E	HASTINGS
FRASER HOTEL	CONVERTED TO CONDOS	227		CARRALL
FRISCO HOTEL	See ALHAMBRA HOTEL	8		WATER
GARDEN HOTEL / ROOMS	See MAY WAH HOTEL	258	E	PENDER
GASTOWN HOSTEL	See CAMBIE HOUSE	340		CAMBIE
GASTOWN HOTEL	CONVERTED TO NON-MARKET	110		WATER
GASTOWN INN	See CAMBIE HOTEL	314		CAMBIE
GASTOWN LODGE	See SILVER LODGE	176		POWELL

GEE'S ROYAL ROOMS	CONSOLIDATED WITH NZ ROOMS – See JUBILEE ROOMS	237		MAIN
GEORGE ROOMS	DEMOLISHED	207	E	GEORGIA
GEORGIA ROOMS	SEE GEORGIA MANOR	634	E	GEORGIA
GEORGIA MANOR		634	E	GEORGIA
GLEN APTS	DEMOLISHED	1036	E	HASTINGS
GLENAIRD HOTEL	CONVERTED TO HOSTEL – See SAMESUN BACKPACKERS	1018		GRANVILLE
GLENHOLME APARTMENTS	DWELLING UNITS – CONVERTED TO OFFICES	1241		HOMER
GLOBAL VILLAGE BACKPACKERS	See SAMESUN BACKPACKERS	1018		GRANVILLE
GLORY HOTEL		204		CARRALL
GOLDEN CROWN HOTEL		116	W	HASTINGS
GOLDEN STAR ROOMS		234		POWELL
GRAND HOTEL	DEMOLISHED	24		WATER
GRAND ROOMS	See AMERICA ROOMS	226		POWELL
GRAND TRUNK HOSTEL	Refer to address as name	55		POWELL
GRAND TRUNK ROOMS	Refer to address as name	55		POWELL
GRAND UNION HOTEL		74	W	HASTINGS
GRANDVIEW HOTEL	DEMOLISHED	618	W	CORDOVA
GRANVILLE GRAND HOTEL	CONVERTED TO TOURIST HOTEL	1212		GRANVILLE
GRANVILLE HOTEL		1261		GRANVILLE
GRANVILLE ROOMS	CONVERTED TO DWELLING UNITS	1129		GRANVILLE
GRAYCOURT HOTEL	See ROOSEVELT HOTEL	166	E	HASTINGS
GRESHAM HOTEL	CONVERTED TO NON-MARKET	716		SMITHE
GUS ROOMS	See WALMAR ROOMS	67	E	HASTINGS
HADDON HOTEL	See DRAKE HOTEL (A)	606		POWELL
HAM APARTMENTS	See PENDER RESIDENCE	832	E	PENDER
HAMILTON HOTEL	DEMOLISHED	519		HAMILTON
HAMPTON HOTEL		124		POWELL
HAMPTON ROOMS		568		POWELL
HARBOUR ROOMS		230		PRINCESS
HARBOURFRONT HOSTEL		209		HEATLEY
HARRISON BLOCK	See REX ROOMS	1190	E	HASTINGS
HARTNEY APARTMENTS	See NEW BACKPACKERS HOTEL	347	W	PENDER
HASTINGS ROOMS		103	E	HASTINGS
HAZELWOOD HOTEL	CONVERTED TO NON-MARKET	344	E	HASTINGS
HEATLEY APARTMENTS / BLOCK		405		HEATLEY
HEATLEY ROOMS	See HARBOURFRONT HOSTEL	209		HEATLEY
HENLEY HOTEL/ROOMS	DEMOLISHED	915		GRANVILLE
HERITAGE HOUSE HOTEL	See LOTUS HOTEL	455		ABBOTT
HI-VANCOUVER CENTRAL	TOURIST (HOSTEL)	1025		GRANVILLE
HILDON HOTEL		50	W	CORDOVA
HIP LUN ROOMS	DEMOLISHED	257		KEEFER
HOLBORN HOTEL / ROOMS		367	E	HASTINGS
HOLLYWOOD APTS	DWELLING UNITS – CONVERTED TO TOURIST HOTEL	1111		SEYMOUR
HOMER APARTMENTS	CLOSED	337		SMITHE
HOMER HOUSE	DEMOLISHED	862		HOMER
HOMER ROOMS	See THE VICTORIAN HOTEL)	514		HOMER
HORNBY HOTEL / ROOMS	DEMOLISHED	536		HORNBY
HORNBY MANSIONS	See HORNBY HOTEL	536		HORNBY
HOTEL CANADA	See MARBLE ARCH HOTEL	518		RICHARDS
HOTEL CALIFORNIA	CONVERTED TO TOURIST –See HOWARD JOHNSON HOTEL	1176		GRANVILLE
HOTEL CLIFTON		1125		GRANVILLE
HOTEL DAKOTA	See COMFORT INN DOWNTOWN	1006		GRANVILLE
HOTEL FORTUNA	See CROWN HOTEL (A)	1036		GRANVILLE
HOTEL LINDEN	TOURIST HOTEL	1176		GRANVILLE
HOTE MAPLEL	See HOTEL WASHINGTON	177	E	HASTINGS
HOTEL MARTINIQUE	See HOTEL CALIFORNIA	1176		GRANVILLE
HOTEL PACIFIC	See GEORGIA ROOMS	634	E	GEORGIA
HOTEL ROBERTSON	See PLAZA HOTEL	806		RICHARDS
HOTEL ST CLAIR	CONVERTED TO HOSTEL	577		RICHARDS
HOTEL SIDNEY	See MAY WAH HOTEL	258	E	PENDER
HOTEL WASHINGTON	CONVERTED TO NON-MARKET	177	E	HASTINGS
HOTEL WINTERS	See WINTER'S RESIDENCE	203		ABBOTT
HOWARD JOHNSON HOTEL	TOURIST HOTEL	1176		GRANVILLE
HO YUEN ROOMS	See COSY CORNER INN	412		COLUMBIA
HUDSON HOTEL	See AMBASSADOR HOTEL (B)	1212		GRANVILLE
HUET APARTMENTS	See SMILEY'S ROOMS	512	E	CORDOVA

IMPERIAL HOTEL	See MARR HOTEL	403		POWELL
INVERMAY LODGE/ROOMS	See JOLLY TAXPAYER	828	W	HASTINGS
INTERNATIONAL INN / ROOMS		120		JACKSON
IRIS APTS	See SHAMROCK ROOMS (B)	813		HORNBY
IVANHOE HOTEL		1038		MAIN
JACKSON ROOMS	CLOSED	322		JACKSON
JADE APARTMENTS	See KEEFER LODGE	558		KEEFER
JAY ROOMS	See KYE7E	172	E	CORDOVA
JOHNSON BLOCK	DEMOLISHED	536		DRAKE
JOHNSTON & HOWE BLOCK	DEMOLISHED	723	W	GEORGIA
JOLLY TAXPAYER HOTEL	CONVERTED TO TOURIST HOTEL	828	W	HASTINGS
JUBILEE ROOMS		235		MAIN
JUNG HAM ROOMS	See HAM APARTMENTS	832	E	PENDER
KEEFER APARTMENTS		727		KEEFER
KEEFER CABINS	See KEEFER APARTMENTS	727		KEEFER
KEEFER LODGE		558		KEEFER
KEEFER ROOMS		222		KEEFER
KENT HOTEL / ROOMS	DEMOLISHED	782		GRANVILLE
KENWORTH ROOMS	See ROSS HOUSE	313		ALEXANDER
KING ED / EDWARD APARTMENTS	DEMOLISHED	420	E	HASTINGS
KING ROOMS		326		POWELL
KINGS CASTLE HOTEL	See CASTLE HOTEL	750		GRANVILLE
KINGS HOTEL/ROOMS	See SPINNING WHEEL INN	210		CARRALL
KINGSLEY HOTEL	DEMOLISHED	522		RICHARDS
KINGSTON HOTEL	CONVERTED TO TOURIST HOTEL	757		RICHARDS
KYE7E		172	E	CORDOVA
LAMONA ROOMS	DEMOLISHED	504	W	PENDER
LONDON HOTEL	See SIESTA HOTEL	936		GRANVILLE
LANNING APTS	DEMOLISHED	318		MAIN
LAUREL APARTMENTS		610		ALEXANDER
LEAF ROOMS	See WING LOCK HOTEL	431	E	PENDER
LEE APARTMENTS	DEMOLISHED	430	E	CORDOVA
LEE'S CABINS	DEMOLISHED	265		UNION
LE KIU HOTEL	See MAY WAH HOTEL	258	E	PENDER
LELAND HOTEL / ROOMS	See STUART HOTEL	925		GRANVILLE
LE SANDS HOTEL	See ST. HELEN'S HOTEL	1161		GRANVILLE
LIBRARY LODGE / ROOMS	DEMOLISHED	804		BURRARD
LITTLE HAVEN	DEMOLISHED	204		GLEN
LION HOTEL / ROOMS		316		POWELL
LONDON HOTEL	CONVERTED TO NON-MARKET	208	E	GEORGIA
LONE STAR HOTEL	See PORTLAND HOTEL	412		CARRALL
LOTUS HOTEL		455		ABBOTT
LOYAL HOTEL	See SAVOY HOTEL	258	E	PENDER
LOW YOUNG COURT		404		UNION
LUCKY LODGE		134		POWELL
LUCKY ROOMS		468		UNION
LUKAS HOTEL	See FLINT RESIDENCE	1516		POWELL
LUNG JEN BENEVOLENT (A)		240		KEEFER
LUNG JEN BENEVOLENT (B)	DEMOLISHED	232		MAIN
MAC'S ROOMS/MACK'S ROOMS	ROOMS ON 2ND FLOOR DEMOLISHED	30	E	HASTINGS
MAIN HOTEL / ROOMS (A)		117		MAIN
MAIN HOTEL (B)	See VANPORT HOTEL	645		MAIN
MALL HAVEN HOTEL	See SIESTA HOTEL	936		GRANVILLE
MANITOBA HOTEL	See HILDON HOTEL	50	W	CORDOVA
MANOR ROOMS	DEMOLISHED	609	W	PENDER
MAPLE HOTEL	See HOTEL WASHINGTON	177	E	HASTINGS
MAPONAKI ROOMS	DEMOLISHED	231		UNION
MARBLE ARCH HOTEL	CONVERTED TO NON-MARKET	518		RICHARDS
MARBLE ROOMS	CONVERTED TO COMMERCIAL	107	W	CORDOVA
MARINE ROOMS	CONVERTED TO DWELLING UNIT	356		POWELL
MARLBORO HOTEL	DEMOLISHED	635		GRANVILLE
MARR HOTEL	CONVERTED TO NON-MARKET	403		POWELL
MARSHALL HOTEL	DEMOLISHED	569		HAMILTON
MARTIN HOTEL	See HOTEL CALIFORNIA	1176		GRANVILLE
MAYFAIR HOTEL (A)	TOURIST HOTEL	835		HORNBY
MAYFAIR HOTEL (B)	DEMOLISHED	215	E	CORDOVA
MAYO HOTEL / ROOMS	CONVERTED TO RETAIL & OFFICES	545		MAIN
MAY WAH HOTEL		258	E	PENDER
MELBOURNE HOTEL	See NO. 5 ORANGE	205		MAIN

MELVILLE LODGE / ROOMS		322		CAMBIE
METROPOLE HOTEL		320		ABBOTT
MIDTOWN HOTEL	DEMOLISHED	914	W	PENDER
MIMI HOTEL / ROOMS	See LUCKY LODGE	134		POWELL
MING SUNG READING ROOMS (A)	DEMOLISHED	268		POWELL
MING SUNG READING ROOMS (B)	CLOSED	439		POWELL
MODERN HOTEL/ROOMS	CONVERTED TO DWELLING UNITS	249	E	GEORGIA
MONTGOMERY APT. HOTEL	See PARK HOTEL APARTMENTS	429	W	PENDER
MORGAN ROOMS	See MT EVEREST ROOMS	244	E	HASTINGS
MORRIS HOTEL	DEMOLISHED	658	W	CORDOVA
MOUNT EVEREST ROOMS		244	E	HASTINGS
MURRAY HOTEL		1119		HORNBY
MUTUAL BLOCK	See DANNY'S INN	317		CAMBIE
NELSON PLACE HOTEL	See COMFORT INN DOWNTOWN	1006		GRANVILLE
NEW BACKPACKERS HOSTEL	HOSTEL	347	W	PENDER
NEW BRAZIL HOTEL	See WALTON HOTEL	261	E	HASTINGS
NEW CENTRAL HOTEL	CONVERTED TO NON-MARKET – See CENTRAL RESIDENCE	44	E	CORDOVA
NEW COLUMBIA HOTEL		303		COLUMBIA
NEW DODSON HOTEL	See DODSON ROOMS	25	E	HASTINGS
NEW EMPIRE HOTEL	See BRANDIZ HOTEL	122	E	HASTINGS
NEW FOUNTAIN HOTEL	CONVERTED TO NON-MARKET – See STANLEY/NEW FOUNTAIN	45	W	CORDOVA
NEW MODERN HOTEL	See MODERN HOTEL	249	E	GEORGIA
NEW MORGAN ROOMS	See MOUNT EVEREST ROOMS	244	E	HASTINGS
NEW STAR ROOMS	Refer to address as name	956		MAIN
NEW SUN AH ROOMS		100	E	PENDER
NEW SUNRISE HOTEL / ROOMS	CONVERTED TO DWELLING UNITS	255	E	GEORGIA
NEW WINGS HOTEL	See SEREENA'S PLACE	143		DUNLEVY
NEW WORLD HOTEL	See TAMURA HOUSE	390		POWELL
NEW ZEALAND ROOMS	CONSOLIDATED WITH ROYAL ROOMS – See JUBILEE ROOMS	235		MAIN
NEWPORT HOTEL	See GRANVILLE HOTEL	1261		GRANVILLE
NEWTON LODGE/ROOMS	See SILVER LODGE	176		POWELL
NG SUI SAN ASSOCIATION		389	E	HASTINGS
NIAGARA HOTEL	CONVERTED TO TOURIST –See RAMADA DOWNTOWN	435	W	PENDER
NO. 5 ORANGE		205		MAIN
NORFOLK HOTEL / ROOMS	See STATE HOTEL	876		GRANVILLE
NORLAND ROOMS	Refer to address as name	73	E	HASTINGS
OAKLAND ROOMS	See BLACKFRIAR ROOMS	1002		MAIN
OCEAN ROOMS	See TRIPLE SIX	666		ALEXANDER
OCEAN VIEW ROOMS	DEMOLISHED	760		POWELL
OHIO ROOMS	DEMOLISHED	245		POWELL
OHORI GENICHI ROOMS	See CARL ROOMS	575	E	HASTINGS
OLAND ROOMS	CONVERTED TO RETAIL/FASHION SCHOOL	247		ABBOTT
OLD AMERICAN HOTEL	See ELECTRIC OWL	928		MAIN
OLIVER ROOMS / HOTEL	CONVERTED TO NON-MARKET –See CENTRAL RESIDENCE	48	E	CORDOVA
OLYMPIA	See SUMMER HOTEL	341	E	HASTINGS
APTS/HOTEL/ROOMS				
OLYMPIC APARTMENTS	DWELLING UNITS – DEMOLISHED	406	E	HASTINGS
OLYMPIC HOTEL	See SUMMER HOTEL	341	E	HASTINGS
ONSITE		137	E	HASTINGS
ONTARIO ROOMS *		1610		FRANKLIN
ORANGE HALL APTS	DWELLING UNITS – CONVERTED TO NON-MARKET	341		GORE
ORANGE ROOMS	DEMOLISHED	252		POWELL
ORIENT THEATRE	See CHINESE THEATRE ROOMS	545		COLUMBIA
ORILLIA APARTMENTS	See CAPITOL ROOMS	619		ROBSON
ORR ROOMS	DEMOLISHED	788		POWELL
ORWELL HOTEL / ROOMS	CONVERTED TO NON-MARKET	456	E	HASTINGS
PACIFIC HOTEL	See LONDON HOTEL	208	E	GEORGIA
PAC ROOMS	See PACIFIC ROOMS (B)	66	W	CORDOVA
PACIFIC HOSTEL	SNRF – DEMOLISHED	535		HOMER
PACIFIC ROOMS (A)		507		MAIN
PACIFIC ROOMS (B)	DEMOLISHED	66	W	CORDOVA
PADDY'S ROOMS	See RAINIER HOTEL	309		CARRALL
PALACE HOTEL		35	W	HASTINGS
PALMS HOTEL	DEMOLISHED	873		GRANVILLE

PARKDALE APARTMENTS	CONVERTED TO DWELLING UNITS	824		JACKSON
PARK HOTEL	See STATION HOTEL	1012		MAIN
PARK HOTEL APARTMENTS		429	W	PENDER
PARKWAY HOTEL *	DEMOLISHED	1119	W	PENDER
PARK ROOMS	See MING SUNG READING ROOMS-CLOSED	439		POWELL
PASSLIN HOTEL / ROOMS	DEMOLISHED	746		RICHARDS
PATRICIA HOTEL	See BUDGET INN PATRICA HOTEL	403	E	HASTINGS
PATRICK ANTHONY RESIDENCE		561	E	HASTINGS
PENDER HOTEL		31	W	PENDER
PENDER LODGE		431	E	PENDER
PENDER PLACE HOTEL		620	W	PENDER
PENDER PLACE		228	E	PENDER
PENDER RESIDENCE		832	E	PENDER
PENDER ROOMS	DEMOLISHED	820	W	PENDER
PENNSYLVANIA HOTEL	CONVERTED TO NON-MARKET	412		CARRALL
PERSOPOLISE		333		COLUMBIA
PHOENIX APTS	CONVERTED TO NON-MARKET	566		POWELL
PHOENIX HOTEL	See TOI SHAN BENEVOLENT ASSOCIATION	237	E	HASTINGS
PHOENIX ROOMS	CONVERTED TO NON-MARKET	514		ALEXANDER
PICADILLY HOTEL	Refer to address as name	622	W	PENDER
PICADILLY ROOMS	Refer to address as name	622	W	PENDER
PINE CRANE VILLA	See PENDER LODGE	431	E	PENDER
PINE ROOMS	DEMOLISHED	207		GORE
PLAZA HOTEL	DEMOLISHED	806		RICHARDS
PORTLAND HOTEL	See PENNSYLVANIA HOTEL	412		CARRALL
POTTERS PLACE MISSION		103	E	HASTINGS
POWELL	See LUCKY LODGE	134		POWELL
HOTEL/LODGE/ROOMS				
POWELL ROOMS		556		POWELL
POWELL STREET LODGE	See LUCKY LODGE	134		POWELL
PRINCE HENRY	See HENLEY ROOMS	915		GRANVILLE
HOTEL/ROOMS				
PRINCESS LODGE	See PRINCESS ROOMS (A)	215		PRINCESS
PRINCESS ROOMS (A)		215		PRINCESS
PRINCESS ROOMS (B)	See EVERGREEN ROOMS	333		COLUMBIA
PRIOR APTS / ROOMS	DEMOLISHED	638		PRIOR
QUEENS HOTEL / ROOMS	DEMOLISHED	206		MAIN
RAMADA DOWNTOWN HOTEL	TOURIST HOTEL	435	W	PENDER
RAMADA INN & SUITES	TOURIST HOTEL	1221		GRANVILLE
RANCHO HOTEL	CONVERTED TO SNRF – NOW DEMOLISHED	119	E	CORDOVA
RAINBOW/LONE STAR HOTELS	See PORTLAND HOTEL	412		CARRALL
RAINIER HOTEL	CONVERTED TO NON-MARKET	309		CARRALL
REGAL APTS / ROOMS	See ARNOLD APARTMENTS	1130		GRANVILLE
REGAL HOTEL		1046		GRANVILLE
REGAL PLACE HOTEL	CONVERTED TO NON-MARKET	144	W	HASTINGS
REGENT HOTEL		160	E	HASTINGS
REX ROOMS	See ST CLAIR 1	1190	E	HASTINGS
RHODESIA APTS / ROOMS	DEMOLISHED	904		DAVIE
RIALTO HOTEL / ROOMS	DEMOLISHED	1140		GRANVILLE
RICE BLOCK	CONVERTED TO NON-MARKET	404		HAWKS
RICHARDS ROOMS	DEMOLISHED	520		RICHARDS
RICHMOND HOTEL / ROOMS	CONVERTED TO NON-MARKET – See SAKURA-SO HOTEL	374		POWELL
ROBSON HOTEL / LODGE *	CONVERTED TO DWELLING UNITS	1028		ROBSON
ROGER HOTEL	See PORTLAND HOTEL	412		CARRALL
ROOSEVELT HOTEL	CONVERTED TO NON-MARKET	166	E	HASTINGS
ROSE APARTMENTS	See STAR BEACH HAVEN	658		ALEXANDER
ROSEBERRY HOUSE		909		RICHARDS
ROSEBUD HOTEL	See RICE BLOCK	404		HAWKS
ROSE GARDEN APARTMENT	DEMOLISHED	853	E	PENDER
ROSS HOUSE		313		ALEXANDER
ROYAL HOTEL	CONVERTED TO HOSTEL –See HI-VANCOUVER CENTRAL	1025		GRANVILLE
ROYAL MANOR INN *	See ONTARIO ROOMS	1610		FRANKLIN
ROYAL ROOMS	See GEE'S ROYAL ROOMS	237		MAIN
SAKURA-SO HOTEL	NON-MARKET	374		POWELL
SAMESUN BACKPACKERS	TOURIST (HOSTEL)	1018		GRANVILLE
SAMMYS ROOMS	See PACIFIC ROOMS	507		MAIN
SAVOY HOTEL	CONVERTED TO NON-MARKET	258	E	HASTINGS

SEAVIEW APARTMENTS		362		ALEXANDER
SECORD HOTEL	See MARR HOTEL	403		POWELL
SEREENA'S PLACE		143		DUNLEVY
SENATOR HOTEL	See AMBASSADOR HOTEL (A)	1212		GRANVILLE
SEYMOUR/CAMBIE HOSTEL	TOURIST (HOSTEL)	515		SEYMOUR
SHAKESPEARE ROOMS	DWELLING UNITS	224	E	GEORGIA
SHALDON HOTEL	CONVERTED TO NON-MARKET	52	E	HASTINGS
SHAMROCK HOTEL / ROOMS (A)		635	E	HASTINGS
SHAMROCK ROOMS (B)	DEMOLISHED	813		HORNBY
SHASTA ROOMS	See HASTINGS ROOMS	103	E	HASTINGS
SIDNEY HOTEL	See MAY WAH HOTEL	258	E	PENDER
SIESTA HOTEL	See SIESTA ROOMS	936		GRANVILLE
SIESTA ROOMS		936		GRANVILLE
SILVER/AVALON HOTEL		165	W	PENDER
SILVER HOTEL / ROOMS	See SILVER/AVALON HOTEL	175	W	PENDER
SILVER LODGE	DEMOLISHED	176		POWELL
SKYLIGHT HOTEL	See PHOENIX HOTEL	237	E	HASTINGS
SMILEY'S ROOMS	See THE VIVIAN	512	E	CORDOVA
SONNY ROOMS / HOTEL	See DOWNTOWN BACKPACKERS HOSTEL	927		MAIN
SPINNING WHEEL INN	CONVERTED TO CONDOS	210		CARRALL
ST CLAIR NO. 2		1190	E	HASTINGS
ST. CLAIR HOTEL	See HOTEL ST. CLAIR	577		RICHARDS
ST. ELMO HOTEL / ROOMS		429		CAMPBELL
ST. FRANCIS HOTEL	DEMOLISHED	309		SEYMOUR
ST. HELEN'S HOTEL	CONVERTED TO NON-MARKET	1161		GRANVILLE
ST. JAMES HOTEL / ROOMS	See SHALDON HOTEL	52	E	HASTINGS
ST. KINGS ROOMS	See SUN AH ROOMS	242		POWELL
ST. LUKES HOME / ROOMS	CONVERTED TO DWELLING UNITS	309	E	CORDOVA
ST. VINCENTS HOME	See ROSE GARDEN APTS	853	E	PENDER
STADIUM HOTEL	See STADIUM INN	340		CAMBIE
STADIUM INN	See GASTOWN HOSTEL	340		CAMBIE
STANLEY HOTEL	CONVERTED TO NON-MARKET – See STANLEY/NEW FOUNTAIN	21	W	CORDOVA
STANLEY/NEW FOUNTAIN	NON-MARKET	21	W	CORDOVA
STAR BEACH HAVEN		658		ALEXANDER
STAR ROOMS (A)	See ARLINGTON ROOMS (B)	575	E	PENDER
STAR ROOMS (B)	See GOLDEN STAR ROOMS	234		POWELL
STAR ROOMS ©	Refer to address as name	956		MAIN
STATE HOTEL		876		GRANVILLE
STATION HOTEL		1012		MAIN
STIRLING HOTEL	DEMOLISHED	175	W	CORDOVA
STRAND HOTEL / ROOMS (A)	See COSMOPOLITAN HOTEL	31	W	HASTINGS
STRAND HOTEL (B)	DEMOLISHED	624	W	HASTINGS
STRATFORD HOTEL	See FAN TOWER APARTMENTS	296		KEEFER
STRATHCONA HOTEL	CONVERTED TO CONDOS	53	W	HASTINGS
STUART HOTEL	CONVERTED TO COMMERCIAL	925		GRANVILLE
SUMMER HOTEL		341	E	HASTINGS
SUN AH HOTEL / ROOMS (A)	See NEW SUN AH ROOMS	100	E	PENDER
SUN AH ROOMS (B)	DEMOLISHED	242		POWELL
SUN DO ROOMS	DEMOLISHED	208		UNION
SUNLIGHT HOTEL	See SUMMER HOTEL	341	E	HASTINGS
SUNLITE ROOMS	See SUN AH ROOMS (B)	242		POWELL
SUNRISE HOTEL	CONVERTED TO NON-MARKET	101	E	HASTINGS
SUN SUN ROOMS	CONVERTED	210		KEEFER
SUNWEST HOTEL	See SUMMER HOTEL	341	E	HASTINGS
TAMURA HOUSE	CONVERTED TO NON-MARKET	390		POWELL
TAVERN ROOMS	CONVERTED TO DWELLING UNITS	214		CARRALL
TEMPLE ROOMS	CONVERTED TO OFFICES & LATER DEMOLISHED	515	W	PENDER
TERMINUS HOTEL / ROOMS	DEMOLISHED	30		WATER
TESLIN LODGE	See HARBOURFRONT HOSTEL	209		HEATLEY
THE AMERICAN HOTEL	See OLD AMERICAN HOTEL	928		MAIN
THE BEACON	CONVERTED TO NON-MARKET HOUSING	7	W	HASTINGS
THE BROADWAY	See SUNRISE HOTEL	101	E	HASTINGS
THE CAMBIE INTERNATIONAL HOSTEL	CONVERTED TO HOSTEL	314		CAMBIE
THE GATEWAY HOTEL	See RAMADA INN & SUITES	1221		GRANVILLE
THE IRVING	See SUNRISE HOTEL	101	E	HASTINGS
THE HASTINGS	See WASHINGTON HOTEL	177	E	HASTINGS
THE VICTORIAN HOTEL	CONVERTED TO TOURIST HOTEL	514		HOMER
THE VIVIAN	CONVERTED TO NON-MARKET HOUSING	512	E	CORDOVA



THE WOODS HOTEL	See PENNSYLVANIA HOTEL	412		CARRALL
THORTON PARK HOTEL	Refer to address as name	956		MAIN
THREE STAR ROOMS	See FOUR STAR ROOMS	207		UNION
TOI SHAN BENEVOLENT		237	E	HASTINGS
TOON WO FUNG ROOMS	Refer to address as name	77	E	HASTINGS
TOTEM HOTEL	See GRANVILLE HOTEL	1261		GRANVILLE
TRAVELLER'S HOTEL		57	W	CORDOVA
TREMONT HOTEL	See GLORY HOTEL	204		CARRALL
TRIPLE SIX		666		ALEXANDER
TUNG AH ROOMS	CONVERTED TO NON-MARKET – See DART COON CLUB	101	E	PENDER
UNION ROOMS	See WELCOME HOSTEL	406		UNION
UNITED HOTEL	See GLORY HOTEL	204		CARRALL
UNITED ROOMS		139	E	CORDOVA
UNIVERSAL HOTEL / ROOMS (A)	See SEAVIEW APARTMENTS	362		ALEXANDER
UNIVERSAL ROOMS (B)	UNDER REDEVELOPMENT AS NMH	41	E	HASTINGS
VANCOUVER DOWNTOWN INN	See OLD AMERICAN HOTEL	928		MAIN
VANCOUVER TSUNG TSIN (HAKKA) ASSOCIATION		542		KEEFER
VANPORT HOTEL	DEMOLISHED	645		MAIN
VEILE HOTEL	See CHELSEA INN	33	W	HASTINGS
VERNON APARTMENTS		1168	E	HASTINGS
VETS ROOMS		311		MAIN
VICTOR ROOMS	See BLACKFRIAR ROOMS	1002		MAIN
VICTORIA BLOCK	See VICTORIA ROOMS	514		HOMER
VICTORIA HOUSE / ROOMS	See THE VICTORIAN HOTEL	514		HOMER
VICTORY ANNEX	See SEAVIEW APARTMENTS	362		ALEXANDER
VICTORY HOTEL / ROOMS	CONVERTED TO SNRF - See VICTORY HOUSE	391		POWELL
VICTORY HOUSE	DEMOLISHED	391		POWELL
VOGUE HOTEL		1060		GRANVILLE
WALMAR ROOMS		67	E	HASTINGS
WALTON HOTEL	CONVERTED TO NON-MARKET	261	E	HASTINGS
WALTON ROOMS	See ALEXANDER RESIDENCE	90		ALEXANDER
WARREN HOTEL	See GOLDEN CROWN HOTEL	116	W	HASTINGS
WATERLOO ROOMS	DEMOLISHED	966		MAIN
WELCOME HOSTEL	See LOW YOUNG COURT	406		UNION
WESTERN SPORTS HOTEL	See WEST INN	137	E	HASTINGS
WEST HOTEL		488		CARRALL
WEST INN	See ONSITE	137	E	HASTINGS
WICKLOW APTS / HOTEL	See FLINT RESIDENCE	1516		POWELL
WILSON APTS	DEMOLISHED	771		POWELL
WINDSOR HOTEL	See PENDER ROOMS	820	W	PENDER
WINGATE HOTEL	See PENDER HOTEL	31	W	PENDER
WING LOCK HOTEL	See PINE CRANE VILLA	431	E	PENDER
WINGS HOTEL / ROOMS	See NEW WINGS HOTEL	143		DUNLEVY
WINTER'S HOTEL	See WINTER'S RESIDENCE	203		ABBOTT
WINTER'S RESIDENCE		203		ABBOTT
WONDER HOTEL / ROOMS		50	E	CORDOVA
WOODBINE HOTEL		786	E	HASTINGS
WOO'S ASSOCIATION	DEMOLISHED	359	E	PENDER
WORLD HOTEL	DEMOLISHED	176	E	PENDER
YALE HOTEL		1300		GRANVILLE
YALE ROOMS	DEMOLISHED	925	W	PENDER
YALTA ROOMS	DEMOLISHED	639		MAIN
YIN PING BENEVOLENT SOC. (A)	DEMOLISHED	320	E	PENDER
YIN PING BENEVOLENT SOC. (B)		414		COLUMBIA
YORK HOTEL	DEMOLISHED	790		HOWE
YORK ROOMS	Refer to address as name	259		POWELL
* = OUTSIDE DOWNTOWN CORE AREA				

## Appendix C: Rooming Houses and Residential Hotels, January 2016

### OPEN SRO BUILDINGS

#### DOWNTOWN EASTSIDE

NAME	ADDRESS	DWELLINGS		OPEN	CLOSED
		OPEN	CLOSED		
WINTER'S RESIDENCE	203 ABBOTT	0	0	6	80
METROPOLE HOTEL	320 ABBOTT	0	0	60	0
ABBOTT MANSIONS*	404 ABBOTT	0	0	72	0
LOTUS HOTEL	455 ABBOTT	0	1	109	0
TRIPLE SIX	666 ALEXANDER	5	2	4	0
STAR BEACH HAVEN	658 ALEXANDER	0	0	12	7
ROSS HOUSE	313 ALEXANDER	0	0	24	0
EMPRESS ROOMS*	362 ALEXANDER	0		33	0
DECKER RESIDENCE	504 ALEXANDER	0	0	37	0
LAUREL APARTMENTS	610 ALEXANDER	0	0	44	0
ALEXANDER COURT	90 ALEXANDER	9	0	50	0
MEVILLE ROOMS	322 CAMBIE	0	0	9	0
DANNY'S INN/ROOMS	317 CAMBIE	0	0	17	0
ST. ELMO HOTEL/ROOMS	429 CAMPBELL	0	0	20	0
GLORY HOTEL	204 CARRALL	0	0	37	4
WEST HOTEL*	488 CARRALL	0	0	96	2
COSY CORNER INN	412 COLUMBIA	0	0	7	0
YIN PING BENEVOLENT SOC.	414 COLUMBIA	0	0	10	4
PERSOPOLISE	351 COLUMBIA	0	0	27	0
NEW COLUMBIA HOTEL	303 COLUMBIA	0	0	65	1
KYE7E (KEY-YA)*	172 E CORDOVA	0	0	9	2
WONDER ROOMS	50 E CORDOVA	0	0	38	0
UNITED ROOMS	139 E CORDOVA	0	0	43	0
TRAVELLER'S HOTEL	57 W CORDOVA	0	0	52	2
HILDON HOTEL	50 W CORDOVA	1	0	130	4
SEREENA'S PLACE*	143 DUNLEVY	0	0	57	0
	1218 E GEORGIA	2	0	3	0
	630 E GEORGIA	5	0	6	0
	221 E GEORGIA	0	0	16	0
GEORGIA MANOR	634 E GEORGIA	4	0	24	0
ARNO ROOMS	291 E GEORGIA	0	0	34	2
METRO RESIDENCE	533 E GEORGIA	0	0	37	2
	872 E HASTINGS	2	0	5	0
NG SUI SAN ASSOCIATION	389 E HASTINGS	0	0	5	2
POTTERS PLACE MISSION	103 E HASTINGS	0	0	14	2
71 EAST HASTINGS	77 E HASTINGS	2	0	17	0
BELMONT STUDENT RESIDENCE	241 E HASTINGS	0	0	18	0
SUMMER HOTEL	341 E HASTINGS	0	0	24	5
MT EVEREST ROOMS	244 E HASTINGS	0	0	26	0
	1190 E HASTINGS	3	0	28	0
GOLDEN CROWN HOTEL	116 W HASTINGS	0	0	27	0
SHAMROCK HOTEL	635 E HASTINGS	0	0	27	0
CHELSEA INN	281 W HASTINGS	0	0	29	3
PALACE HOTEL	35 W HASTINGS	0	0	31	0
TOI SHAN BENEVOLENT	237 E HASTINGS	0	0	32	0
PATRICK ANTHONY RESIDENCE	561 E HASTINGS	0	0	34	35
HOLBORN HOTEL	367 E HASTINGS	0	0	34	1
GRAND UNION HOTEL	74 W HASTINGS	0	0	35	3
VERNON APARTMENTS	1168 E HASTINGS	0	0	35	1
AFTON HOTEL / ROOMS	249 E HASTINGS	0	0	38	0
COSMOPOLITAN HOTEL*	31 W HASTINGS	0	0	41	0
WOODBINE HOTEL	786 E HASTINGS	0	0	43	1
ARGYLL HOTEL	106 W HASTINGS	0	0	47	0
DODSON ROOMS*	25 E HASTINGS	1	0	69	0
EMPRESS HOTEL	235 E HASTINGS	0	0	77	0
ASTORIA HOTEL (A)	769 E HASTINGS	1	0	86	1
BRANDIZ HOTEL	122 E HASTINGS	0	0	103	0
REGENT HOTEL	160 E HASTINGS	1	0	163	3
BALMORAL HOTEL	159 E HASTINGS	0	0	168	4
	209 HEATLEY	1	0	10	0
THE HEATLEY BLOCK	405 HEATLEY	0	0	16	4
B.C. ROOMS	306 JACKSON	0	0	35	1
LUNG JEN BENEVOLENT	240 KEEFER	0	0	4	0

VANCOUVER SUNG CHING ASSOCIATION	542		KEEFER	0	0	6	0
	812		KEEFER	0	0	8	5
KEEFER APARTMENTS	727		KEEFER	0	3	12	0
KEEFER LODGE	558		KEEFER	0	1	14	0
KEEFER ROOMS	222		KEEFER	0	0	45	0
VET'S ROOMS	311		MAIN	0	0	9	0
	628		MAIN	0	0	9	0
NO. 5 ORANGE CREEKSIDE STUDENTS RESIDENCES	205		MAIN	0	0	15	10
	796		MAIN	0	0	22	0
	956		MAIN	0	0	22	0
MAIN HOTEL/ROOMS (A)	117		MAIN	0	0	28	0
PACIFIC ROOMS	507		MAIN	0	0	30	0
STATION HOTEL	1012		MAIN	0	0	32	0
ELECTRIC OWL	928		MAIN	0	0	42	1
JUBILEE ROOMS*	235		MAIN	0	0	79	0
COBALT HOTEL	917		MAIN	0	0	93	5
IVANHOE HOTEL	1038		MAIN	0	0	104	0
CHINESE FREEMASONS LEW MAO WAY TONG ASSOCIATION	116	E	PENDER	3	0	1	6
	349	E	PENDER	0	0	9	0
PENDER RESIDENCE	832	E	PENDER	2	0	16	2
PENDER PLACE	228	E	PENDER	0	0	23	0
ASIA HOTEL*	139	E	PENDER	0	0	26	13
PENDER LODGE	431	E	PENDER	0	0	26	0
ARLINGTON ROOMS (B)	577	E	PENDER	0	0	29	0
NEW SUN AH HOTEL	100	E	PENDER	0	0	41	0
SILVER/AVALON HOTEL*	165	W	PENDER	1	0	89	0
MAY WAH HOTEL	258	E	PENDER	0	0	110	10
HAMPTON ROOMS	568		POWELL	0	0	17	0
POWELL ROOMS*	556		POWELL	0	0	23	1
	55		POWELL	0	0	25	0
KING ROOMS	326		POWELL	0	0	36	2
	259		POWELL	0	0	35	0
HAMPTON HOTEL*	124		POWELL	0	0	46	0
LUCKY LODGE	134		POWELL	0	0	57	0
LION HOTEL*	324		POWELL	0	0	79	0
HARBOUR ROOMS	230		PRINCESS	0	0	12	0
PRINCESS ROOMS (A)*	215		PRINCESS	0	0	42	0
HING MEE SOCIETY	553		PRIOR	0	0	5	1
NEW LUCKY ROOMS	468		UNION	2	0	14	0
COLONIAL RESIDENCE*	122		WATER	0	0	103	41
<b>SUBTOTAL</b>				<b>45</b>	<b>7</b>	<b>3943</b>	<b>273</b>

#### DOWNTOWN SOUTH

NAME	ADDRESS	DWELLINGS		OPEN	CLOSED
		OPEN	CLOSED		
CANADIAN HOTEL	1203 GRANVILLE	0	0	68	10
SIESTA ROOMS	936 GRANVILLE	0	0	79	1
VOGUE HOTEL*	1060 GRANVILLE	1	0	83	0
REGAL HOTEL*	1046 HORNBY		5	101	0
MURRAY HOTEL*	1119 SEYMOUR	0	0	25	0
<b>SUBTOTAL</b>		<b>1</b>	<b>5</b>	<b>356</b>	<b>11</b>

#### REST OF DOWNTOWN CORE

NAME	ADDRESS	DWELLINGS		OPEN	CLOSED
		OPEN	CLOSED		
DEL MAR HOTEL	553 HAMILTON	0	0	30	0
	622 W PENDER	0	0	50	0
<b>SUBTOTAL</b>		<b>0</b>	<b>0</b>	<b>80</b>	<b>0</b>
<b>TOTAL</b>		<b>46</b>	<b>12</b>	<b>4379</b>	<b>284</b>

## CLOSED SRO BUILDINGS

### DOWNTOWN EASTSIDE

NAME	ADDRESS		CLOSED SRO UNITS	YEAR CLOSED	STATUS
WINTER'S RESIDENCE	203	ABOTT	80	2015	ROOMS CLOSED INDEFINITELY
CAMBIE HOUSE	340	CAMBIE	44	2009	
BOULDER ROOMS	9	CORDOVA	22	1975	
CANADIAN NORTH STAR	5	W HASTINGS	28	2001	
UNIVERSAL ROOMS	41	E HASTINGS	37	1974	UNDER REDEVELOPMENT AS NMH
JACKSON ROOMS	322	JACKSON	19	1989	
MING SUNG READING ROOMS	439	POWELL	8	2013	
	320	UNION	7	2003	1ST LEVEL IS VACANT PENDING RENOVATION PLANS
COLONIAL RESIDENCE	122	WATER	41	2015	

### DOWNTOWN SOUTH

NAME	ADDRESS		CLOSED SRO UNITS	YEAR CLOSED	STATUS
STATE HOTEL	876	GRANVILLE	73	1975	

\* Non-profit owned and/or operated SROs where the tenure and affordable rent levels are not secured by long term legal agreements

## Appendix D: Non-Market Housing, January 2016

DOWNTOWN EASTSIDE														
NAME	ADDRESS			UNIT TYPE				UNIT SIZE						YEAR COMPLETE
				Seniors	Families	Other	Total	ROO M	BAC H	1BD	2B D	3B D	4BD	
Sorella	525		Abbott*	0	12	96	108	0	96	0	12	0	0	2011
The Edge	275		Alexander*	0	0	30	30	0	30	0	0	0	0	1999
Veterans Memorial Manor	310		Alexander*	0	0	133	133	46	87	0	0	0	0	1986
Stanley/New Fountain	36		Blood Alley	0	0	80	80	80	0	0	0	0	0	2003
Stamp's Place	512		Campbell	134	241	0	375	0	92	42	104	117	20	1967
The Rainier			Carrall	0	0	21	21	21	0	0	0	0	0	2009
Antoinette Lodge	535	E	Cordova #	78	0	0	78	78	0	0	0	0	0	1976
Bill Hennessy Place	501	E	Hastings*	0	17	53	70	0	24	29	17	0	0	1984
Bridge Housing	100	E	Cordova	0	0	36	36	0	0	36	0	0	0	2001
Central Residence	42	E	Cordova*#	0	0	65	65	65	0	0	0	0	0	2003
China Villa	300	E	Pender	50	0	0	50	47	3	0	0	0	0	1971
Cordova House	368	E	Cordova	0	0	66	66	66	0	0	0	0	0	1998
Cordova Residence	54	E	Cordova	0	0	30	30	30	0	0	0	0	0	2009
Golden Age Court	145	E	Cordova	71	0	0	71	0	53	18	0	0	0	1985
Grace Mansion	596	E	Hastings	0	0	85	85	0	85	0	0	0	0	2007
Happy Manor	551	E	Georgia	26	0	1	27	0	25	2	0	0	0	1979
Hazelwood Hotel	344	E	Hastings	0	0	107	107	107	0	0	0	0	0	2009
Hugh Bird Residence	420	E	Cordova*	0	0	64	64	64	0	0	0	0	0	1981
James McCready Residence	129	E	Cordova	0	0	44	44	0	39	5	0	0	0	1987
Jennie Pentland Place	540	E	Hastings*	0	17	69	86	0	44	25	11	6	0	1987
Lesya Ukrainka Manor	827	E	Pender	26	0	0	26	0	5	21	0	0	0	1988
Lore Krill Co-op	239	E	Georgia	0	42	55	97	0	3	52	23	9	10	2002
Mau Dan Gardens Co- op	350	E	Pender*	0	27	25	52	0	0	25	15	12	0	1982
Mau Dan Gardens Co- op	400	E	Pender*	0	34	0	34	0	0	0	7	23	4	1982
Mavis McMullen Place	430	E	Cordova*	24	10	0	34	0	16	8	7	3	0	1988
Oppenheimer Lodge	450	E	Cordova #	147	0	0	147	147	0	0	0	0	0	1974
Orwell Hotel	456	E	Hastings	0	0	55	55	55	0	0	0	0	0	2009
Roosevelt Hotel	166	E	Hastings	0	0	40	40	40	0	0	0	0	0	2007
Rose Garden Co-op	853	E	Pender	0	5	48	53	36	6	6	1	4	0	1982
Savoy Hotel	258	E	Hastings	0	0	25	25	25	0	0	0	0	0	2009
Shaldon Hotel		E	Hastings	0	0	54	54	54	0	0	0	0	0	2008

Shon Yee Place	628	E	Hastings	72	0	0	72	0	0	72	0	0	0	1988
Smith -Yuen Apartments	475	E	Hastings*	52	0	0	52	0	0	52	0	0	0	2005
St. James Place	340	E	Cordova	27	0	0	27	0	0	17	10	0	0	1999
Sunrise Hotel	101	E	Hastings	0	0	48	48	48	0	0	0	0	0	1999
Tellier Tower	16	E	Hastings	90	0	0	90	0	63	27	0	0	0	1988
The Lux	65	E	Hastings*	0	0	92	92	0	92	0	0	0	0	2009
The Oasis	40	E	Hastings	0	0	84	84	0	84	0	0	0	0	2000
The Vivian	512	E	Cordova	0	0	24	24	24	0	0	0	0	0	2007
Union Gospel Mission	604	E	Cordova	0	0	14	14	14	0	0	0	0	0	1981
Union Gospel Project	601	E	Hastings	0	0	37	37	0	37	0	0	0	0	2011
<sup>A</sup> W.A. Street Homes	837	E	Georgia*	0	14	0	14	0	0	0	14	0	0	1986
Walton Hotel		E	Hastings	0	0	48	48	48	0	0	0	0	0	2009
Washington Hotel	177	E	Hastings	0	0	81	81	81	0	0	0	0	0	1999
YWCA Crabtree Corner	533	E	Hastings*	0	0	12	12	0	0	12	0	0	0	2003
The Rice Block	404		Hawks	0	0	38	38	38	0	0	0	0	0	2007
Windchimes Apartments	144		Heatley*	0	0	27	27	0	27	0	0	0	0	1993
Shiloh Place	245		Powell	42	0	0	42	0	0	42	0	0	0	1991
Somerville Place	377		Powell*	0	0	31	31	0	31	0	0	0	0	2002
Tamura House	396		Powell	0	0	101	101	101	0	0	0	0	0	2008
The Cornerstone	375		Princess	0	0	44	44	44	0	0	0	0	0	2009
Solheim Place	251		Union	52	26	8	86	0	0	60	14	12	0	1993
Strathcona Co-op	730		Union	0	7	0	7	0	0	0	3	3	1	1975
Arco Hotel		W	Pender	0	0	63	63	63	0	0	0	0	0	2008
Ian Leman Place	27	W	Pender*	0	0	98	98	0	82	16	0	0	0	2000
Lore Krill Co-op	65	W	Cordova*	0	10	96	106	0	14	82	10	0	0	2002
New Portland Hotel	20	W	Hastings*	0	0	86	86	68	0	18	0	0	0	2000
Pacific Coast Apartments	337	W	Pender*	0	0	96	96	0	96	0	0	0	0	2011
Park Hotel		W	Pender	0	0	50	50	50	0	0	0	0	0	2007
Pendera	133	W	Pender	109	0	5	114	0	0	114	0	0	0	1990
Regal Place Hotel	146	W	Hastings	0	0	40	40	0	40	0	0	0	0	2000
Skwachays Healing Lodge and Residence	31	W	Pender	0	0	24	24	0	24	0	0	0	0	2012
The Beacon	7	W	Hastings	0	0	36	36	36	0	0	0	0	0	2009
The CBA Manor	32	W	Pender*	27	17	0	44	0	0	27	7	10	0	1998
Woodwards - One Twenty West	120	W	Cordova*	0	75	0	75	0	0	0	55	20	0	2010
Woodwards - singles	131	W	Hastings*	0	0	125	125	0	125	0	0	0	0	2010
Alexander Street Co-op	638		Alexander*	0	5	51	56	0	38	13	5	0	0	1985
1005 Station Street	100	5	Station*	0	0	80	80	0	70	10	0	0	0	2010

566 Powell Street	566	Powell	0	0	12	12	12	0	0	0	0	0	2009
Alexander House	176	Alexander	81	0	0	81	0	0	81	0	0	0	1990
Alexander Residence	58	Alexander* #	30	0	0	30	30	0	0	0	0	0	1974
Bantleman Court	600	Vernon*	0	0	15	15	0	0	15	0	0	0	1997
Bridget Moran Place	668	Powell*	0	0	61	61	0	61	0	0	0	0	2001
Bruce Eriksen Place	380	Main*	0	0	35	35	0	35	0	0	0	0	1998
Cecilia House	315	Powell*	0	0	8	8	0	8	0	0	0	0	1986
Chau Luen Tower	325	Keefer	82	0	0	82	0	73	9	0	0	0	1972
Chinatown Lions Manor	830	Campbell	68	0	0	68	0	56	12	0	0	0	1978
I Chinatown Lions Manor	102	Main	54	0	0	54	0	6	48	0	0	0	1989
III Chinatown Lions Manor-Phase II	830	Campbell	18	0	0	18	0	15	3	0	0	0	1984
Chinese Freemason's Manor	768	Prior	81	0	0	81	0	0	81	0	0	0	1989
Chinese United Church Lodge	430	Dunlevy	29	0	0	29	0	0	17	12	0	0	1993
Columbia House	101	Powell	0	0	85	85	0	74	11	0	0	0	1986
Dart Coon Club	490	Columbia	34	0	0	34	0	32	2	0	0	0	1981
Dominion Hotel	210	Abbott	0	0	63	63	63	0	0	0	0	0	2009
Europe Hotel	43	Powell	0	0	84	84	54	25	5	0	0	0	1983
Ford Building	375	Main	0	0	76	76	0	69	7	0	0	0	1985
Four Sisters Co-op	118	Alexander*	0	16	37	53	0	14	23	16	0	0	1987
Four Sisters Co-op	133	Powell*	0	43	57	100	0	18	39	28	15	0	1988
Gastown Hotel	110	Water	0	0	95	95	95	0	0	0	0	0	2008
Harmony House	580	Shanghai	33	0	0	33	0	19	14	0	0	0	2005
Imouto House	120	Jackson	0	0	30	30	18	12	0	0	0	0	2013
Jackson Avenue Co-op	230	Jackson*	0	4	19	23	19	0	0	3	0	1	2007
Jeffrey Ross Residence	510	Alexander*	33	0	4	37	0	0	37	0	0	0	1993
Jim Green Residence	415	Alexander*	0	0	66	66	0	0	66	0	0	0	1996
London Hotel	700	Main	0	0	73	73	73	0	0	0	0	0	2009
MacLean Park - Phase I	705	Jackson	119	38	0	157	0	67	52	18	13	7	1965
MacLean Park - Phase II	350	Keefer	161	139	0	300	0	91	70	72	45	22	1970
Marr Hotel	401	Powell	0	0	29	29	29	0	0	0	0	0	2008
Mau Dan Gardens Co-op	401	Keefer*	0	38	0	38	0	0	0	12	26	0	1982
Maurice McElrea Place	361	Heatley*	0	0	81	81	0	78	3	0	0	0	2002
Orange Hall	341	Gore	0	0	27	27	0	7	17	3	0	0	2007
Pennsylvania Hotel	412	Carrall	0	0	44	44	0	44	0	0	0	0	2008
Phoenix Apartments	514	Alexander*	0	0	19	19	19	0	0	0	0	0	2008
Princess Place	321	Princess	0	61	0	61	0	0	0	42	19	0	1991
Roddan Lodge	124	Dunlevy*#	156	0	0	156	155	0	1	0	0	0	1977



Sakura-So	376		Powell	38	0	0	38	38	0	0	0	0	0	1978
Santiago Lodge	333		Powell*	0	0	24	24	0	24	0	0	0	0	1990
Maria Gomez Replacement	111		Princess *	0	0	139	139	0	136	3	0	0	0	2014
Cordovan	557	E	Cordova	0	0	5	5	0	5	0	0	0	0	2015
Budzey Building	220		Princess *	0	27	119	146	0	105	14	16	11	0	2015
Sequal 138	138	E	Hastings	0	0	18	18	0	0	18	0	0	0	2015
Alexander	626		Alexander	0	0	5	5	0	5	0	0	0	0	2015
Remand Centre	250		Powell	0	0	96	96	0	82	14	0	0	0	2015
<b>SUBTOTAL</b>				<b>2044</b>	<b>925</b>	<b>4247</b>	<b>7216</b>	<b>2181</b>	<b>2592</b>	<b>1493</b>	<b>537</b>	<b>348</b>	<b>65</b>	

#### DOWNTOWN SOUTH

NAME	ADDRESS	UNIT TYPE				UNIT SIZE						YEAR COMPLETE
		Seniors	Families	Other	Total	Room	Bach	1BD	2B D	3B D	4BD	
Jubilee House	508 Burrard*	0	0	141	141	0	141	0	0	0	0	1986
B'nai B'rith Manor	1260 Granville	0	0	86	86	86	0	0	0	0	0	1989
Brookland Court	540 Granville*	0	0	32	32	0	16	16	0	0	0	1989
Helmcken House	1090 Granville*	0	0	63	63	0	62	1	0	0	0	1991
New Continental	1067 Granville*	0	0	43	43	43	0	0	0	0	0	1992
The Gresham	716 Granville* #	0	0	83	83	0	83	0	0	0	0	1993
The Wellspring	415 Helmcken	78	0	0	78	0	70	8	0	0	0	1997
Seymour Place	1221 Helmcken*	0	0	87	87	0	82	5	0	0	0	2000
Candela Place	1265 Howe	65	0	0	65	0	0	65	0	0	0	2002
Granville Residence	1261 Howe	0	0	100	100	100	0	0	0	0	0	2005
St Helen's Hotel	1161 Howe*	0	10	100	110	0	100	4	6	0	0	2007
Kindred Place	1321 Howe*	0	0	157	157	0	2	155	0	0	0	2009
Bosman Residence	1060 Nelson*	0	0	90	90	0	0	90	0	0	0	2010
Karis Place	1338 Richards*	0	0	87	87	0	87	0	0	0	0	2011
McLaren House	1249 Seymour*	0	0	136	136	0	126	10	0	0	0	2013
The Yale	1300 Seymour*	0	0	104	104	0	104	0	0	0	0	2014
1134 Burrard St	1134 Seymour* #	105	0	5	110	0	55	55	0	0	0	2014
The Q	1335 Smithe* #	0	0	40	40	40	0	0	0	0	0	2014
SUBTOTAL		248	10	1354	1612	269	928	409	6	0	0	

**REST OF DOWNTOWN  
CORE**

NAME	ADDRESS		UNIT TYPE				UNIT SIZE						YEAR COMPLETE
			Seniors	Families	Other	Total	Room	Bach	1BD	2BD	3BD	4BD	
Yaletown Mews	201	Alvin Narod	0	59	1	60		0	0	1	38	21	1988
Bridgeview Place	238	Davie	55	12	5	72		0	0	60	12	0	1992
Granville House	151 5	Granville	84	0	0	84		0	0	84	0	0	1992
Belkin House	555	Homer	0	0	0	0		0	0	0	0	0	1993
Station Park II	112 9	Main	5	22	2	29		0	0	7	14	8	1998
Station Park I	118 9	Main	9	34	2	45		0	0	11	21	13	1999
Roundhouse Co-op	126 7	Marinaside	0	123	14	137		0	0	14	78	36	2001
City Gate Co-op	188	Milross	0	92	10	102		0	0	10	53	25	2002
Quayside	101 0	Pacific	9	84	0	93		0	0	9	49	25	2004
Marble Arch Hotel	518	Richards	0	0	150	150		150	0	0	0	0	2007
Doug Story Apartments	768	Richards	0	0	45	45		0	45	0	0	0	2008
<b>SUBTOTAL</b>			<b>162</b>	<b>426</b>	<b>229</b>	<b>817</b>	<b>0</b>	<b>150</b>	<b>45</b>	<b>196</b>	<b>265</b>	<b>128</b>	
<b>TOTAL DOWNTOWN CORE</b>			<b>2454</b>	<b>1361</b>	<b>5830</b>	<b>9645</b>	<b>2450</b>	<b>3670</b>	<b>1947</b>	<b>739</b>	<b>613</b>	<b>193</b>	

\*On land leased from the City of Vancouver

# Operated by the City of Vancouver

SRA Designated

<sup>A</sup> The W.A Street Homes project consists of seven scattered duplex buildings. Only one address is shown.



