

## REPORT

Report Date: June 22, 2020  
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Meeting Date: October 7, 2020  
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TO: Standing Committee on Policy and Strategic Priorities

FROM: General Manager of Arts, Culture and Community Services

SUBJECT: SRO Revitalization Progress Update and 2019 Low Income Housing Survey

### **RECOMMENDATION**

- A. THAT Council receive for information a progress update on Single Room Occupancy (“SRO”) revitalization and the results of the City’s biennial 2019 Low-Income Housing Survey, which monitors change in the private SRO and non-market housing stock in the Downtown Core (in Appendix B).
- B. THAT Council direct staff to continue to actively pursue partnership funding with senior levels of government for an SRO Revitalization and Acquisition Fund to improve living conditions, secure affordability and enable the replacement of SRO congregate-style housing with self-contained shelter rate social housing for low-income residents.
- C. THAT Council direct staff to prioritize advocacy to the Province for annual rent increase restrictions in accommodation designated under the Single Room Accommodation By-law (“SRA By-law”) to better protect marginalized, low-income tenants from homelessness;

FURTHER THAT Council direct staff to develop City regulatory options for monitoring, regulating and enforcing restrictions on annual rent increases in accommodation designated under the SRA By-law, and undertake public engagement with private owners, tenants, community groups and Provincial partners on these options, and report back to Council on the legal and financial implications to create, monitor and implement.

- D. THAT Council, having provided an opportunity for persons to make their views respecting proposed by-law amendments known to the Council, approve, in principle, amendments to the SRA By-law generally in accordance with Appendix A, for the purposes of monitoring rent changes and mitigating speculation, as follows:

- (i) Amend Schedule A of the SRA By-Law to remove addresses in the SRA inventory that are no longer designated under the SRA By-Law;
- (ii) Replace all references to the Chief Housing Officer in the SRA By-Law with the General Manager of Arts, Culture and Community Services, or a delegate;
- (iii) Authorize the General Manager of Arts, Culture and Community Services, to obtain rent records maintained by the owner pertaining to each designated room;
- (iv) Add the provision of financial compensation based on length of tenure as a condition that may be required by Council or the General Manager of Arts, Culture and Community Services of approving an SRA permit in instances where a permanent resident is being displaced and the tenancy is terminated due to redevelopment or closure;
- (v) Add the provision of a flat rate payout of \$750 for moving expenses or payment of actual moving expenses as a condition that may be required by Council or the General Manager of Arts, Culture and Community Services of approving an SRA permit in instances where a permanent resident is being displaced and the tenancy is terminated due to redevelopment or closure;
- (vi) Add the provision of tenant relocation documentation that demonstrates that a tenant's needs have been adequately met as a condition that may be required by Council or the General Manager of Arts, Culture and Community Services of approving an SRA permit in instances where a permanent resident is being displaced; and
- (vii) Increase the amount Council may require as a condition of approving an SRA permit from \$125,000 to \$230,000 to fund the costs of replacing a room that is being removed from the SRA By-law;

FURTHER THAT Council instruct the Director of Legal Services to bring forward for enactment a By-law amending the SRA By-law, generally in accordance with Appendix A.

## **REPORT SUMMARY**

For many of the city's very low-income residents, Single Room Occupancy (SRO) rooms in aging hotels and rooming houses provide a necessary housing of last resort. Located primarily in the Downtown Eastside, approximately 7,000 residents make their homes in this congregate-style housing, usually sharing bathrooms and cooking facilities. Since the early 1990s, Council policies and strategies have supported the replacement of existing SROs with self-contained social housing units affordable to low-income residents. To date, insufficient senior government investment to meet the need for shelter rate social housing, health and social supports, has meant that existing SROs rooms continue to play an important role for low-income residents and, as such, must be protected and retained to prevent continued increases in homelessness.

The *Housing Vancouver* Strategy, adopted by Council in 2017, includes SRO revitalization strategies that set ambitious goals for accelerating SRO replacement through delivering new supportive and shelter rate social housing units, while in the interim securing and improving the existing stock in order

to meet the pressing housing needs of low-income residents. This report provides an update on City and partner actions to revitalize and replace SROs, and seeks Council approval of recommendations to accelerate SRO replacement, mitigate speculation and loss of affordability in the SRO stock, and protect existing SRO residents from displacement and homelessness. The report includes the findings of the City's biennial 2019 Low-Income Housing Survey, which tracks and monitors changes in private SROs and the non-market housing stock in the Downtown Core over time. This report also provides responses to Council motions to protect renters and revitalize SRO housing, including: "*Slowing the Loss of the Last Low Income SROs in Vancouver*", "*Preserving Single Room Occupancy Stock Surrounding New St. Paul's Hospital Site*", and updates on the motion to create a new SRA category under the Vacancy Tax By-Law (RTS#13389).

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

- **SRA By-law (2003):** The City's Single Room Accommodation By-law ("SRA By-law"), enacted in 2003, regulates the conversion and demolition of all rooms less than 320 sf in rooming houses and residential hotels within the downtown core boundary. See Appendix C for a list of SRA permits approved since 2003.
- **DTES Local Area Plan (2014)** includes direction to replace 5,000 SRO rooms with self-contained social housing over 30 years, providing new housing options for low-income singles both inside and outside the DTES. In the interim and while replacement housing is being built, the Plan calls for improving the condition and affordability of the existing SRO stock, while also providing residents with adequate supports.
- **SRO Revitalization Action Plan (2017)** was developed by an interdisciplinary SRO Task Force made up of key stakeholders from the City of Vancouver, BC Housing, community partners, as well as SRO owners, building managers, and tenants. From this 6-month process, a set of strategies was developed to accelerate SRO replacement, while in the interim securing and improving the existing stock to meet the housing, healing and community needs of very low-income and marginalized residents. Critical to the implementation of this action plan was the full engagement and participation of senior government partners in both investment and regulatory changes.
- **Housing Vancouver Strategy (2017)** embedded the SRO revitalization actions into a citywide framework to address housing affordability. The current Council approved goal is to replace SROs with self-contained, shelter-rate social housing for singles, with an accelerated replacement target of 2,000 new units over 10 years. Recognizing the important role of existing SRO housing in combatting homelessness, the Strategy also calls for improving and protecting the remaining stock for low-income residents through regulatory tools and investment, capacity building efforts, and enhanced partnerships with senior levels of government.

### **Other Relevant Policies:**

- Healthy City Strategy (2014)
- City of Reconciliation Framework (2014)
- Healthy City Strategy Action Plan (2015)
- Aboriginal Health, Healing, and Wellness in the Downtown Eastside Study (2017)
- Mayor's Overdose Emergency Task Force (formed Nov 2018)
- Resilient Vancouver Strategy (2019)

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

The City Manager recommends approval of the foregoing.

## **REPORT**

### **Background**

#### **1. Context**

Longstanding Council policy calls on all levels of government to partner to replace outdated SRO hotels with new self-contained social housing units that rent at the shelter component of income assistance. The key policies and strategies regulating this work include the SRA By-law (2003), the DTES Local Area Plan (2014) housing chapter, and the SRO Revitalization Strategy as captured in Housing Vancouver (2017). This report on SRO Revitalization is brought to Council in concert with the Downtown Eastside (DTES) Community Plan 6-year Update, the emerging Poverty Reduction Strategy, and results of the 2020 Homeless Count being presented to Council. This report follows recent staff updates on the Overdose Crisis and Covid-19 response in the DTES.

As a City of Reconciliation with priorities to advance equity, health and inclusion for all, bringing these reports to Council and the public together helps demonstrate the systemic barriers and challenges that must be overcome in order to make significant and lasting change on poverty, homelessness and social exclusion. The challenges experienced by residents in SRO hotels and in the DTES are a reflection of our government and community systems' inability to provide all people an equal opportunity to thrive in our society. Despite the traumatic situation, DTES residents are part of a resilient community that exhibits remarkable volunteerism, social cohesion, and support for one another. If providing affordable homes is a foundational first component of individual and community well-being, then resources, opportunities and empowerment must be only moments behind. Lasting solutions require governments, community partners and citizens to work together to create holistic, effective change.

#### **1.1 SROs, Homelessness and Health**

SRO hotels serve as some of the only housing alternatives to homelessness for the City's most marginalized residents. Located primarily in the DTES, most SROs are older, heritage buildings that contain very small individual rooms, typically with shared bathrooms and cooking facilities. SRO hotels are difficult to properly maintain and manage at rents affordable to very low-income individuals without significant direct public investment in revitalization and operations, or indirectly through increasing the shelter rate component of social assistance.

**Figure 1: Map of SRO Locations in the Downtown Core, 2019**

As of 2019, there were approximately 6,680 open SRO rooms in the downtown core; fifty-five per cent are privately-owned and the remaining forty-five per cent are government or non-profit owned and operated. An additional 732 rooms across ten buildings are currently closed. See table 1 for a breakdown of SROs by ownership type.

**Table 1: Open SRO Buildings by Ownership Type**

	Type	# Buildings	# Rooms
<b>Non-Market SROs</b>	Government Owned	37	2,330
	Non-Profit Owned	11	508
	Chinese Benevolent Society Owned	10	164
	<i>Non-Market Total</i>	<i>58</i>	<i>3,002</i>
<b>Private SROs</b>	Privately-Owned and Operated	84	2,810
	Privately-Owned and Non-Profit Operated	15	869
	<i>Private Total</i>	<i>99</i>	<i>3,679</i>
<b>TOTAL</b>		<b>157</b>	<b>6,681</b>

Over the last number of years, government investment into the stock has secured the tenure and affordability of 58 SRO buildings (~3,000 rooms). Between 2007 and 2011, BC Housing purchased and substantially renovated 13 of these buildings (~900 rooms) to improve livability while maintaining affordability. The remaining 45 non-market buildings (~2,100 rooms) owned by government, non-profits, or Chinese Benevolent societies are still in need of renovation or full-redevelopment to self-contained units, but the affordability and security for low-income residents is protected. Of the SROs that remain under private ownership (almost 3,700 rooms across 99 buildings), the current state and future trajectories are varied.

The opioid overdoses crisis, COVID-19 pandemic, and the persistence of homelessness raise the urgency for significant government investment in SRO revitalization and replacement and

the protection of this low-income stock. Since 2016, the overdoses crisis has claimed over 5,300 lives across BC, with nearly 1,500 of these deaths within the City of Vancouver.<sup>[1]</sup> Within the city, staff estimate that about half of lives lost have been in the DTES communities. The COVID-19 pandemic, declared in March 2020, exacerbated the existing crises faced by DTES and other residents experiencing homelessness or precarious housing. SRO residents were identified early on by Vancouver Coastal Health, BC Housing and the City of Vancouver as a group at higher risk of Covid-19 transmission; a result of compounding factors including the inability to physically distance or self-isolate in their own homes due to shared bathrooms and kitchens.

Any action to improve homes for SRO residents must address the connections with the health emergencies of homelessness, overdose and Covid-19. While government partners work to mitigate the effects of COVID-19, it is equally urgent to close the gaps in existing health and social inequities that affect marginalized residents. As the City works across emergency and recovery efforts in its pandemic response, a key priority will be to prioritize resident's needs beyond just safe housing. This requires a holistic approach that integrates cultural reconnection, health and wellness, linkage to community and assistance in connecting with purpose, which enable residents to sustain their housing, and health, over the long term.

## 1.2 Privately-Owned SROs

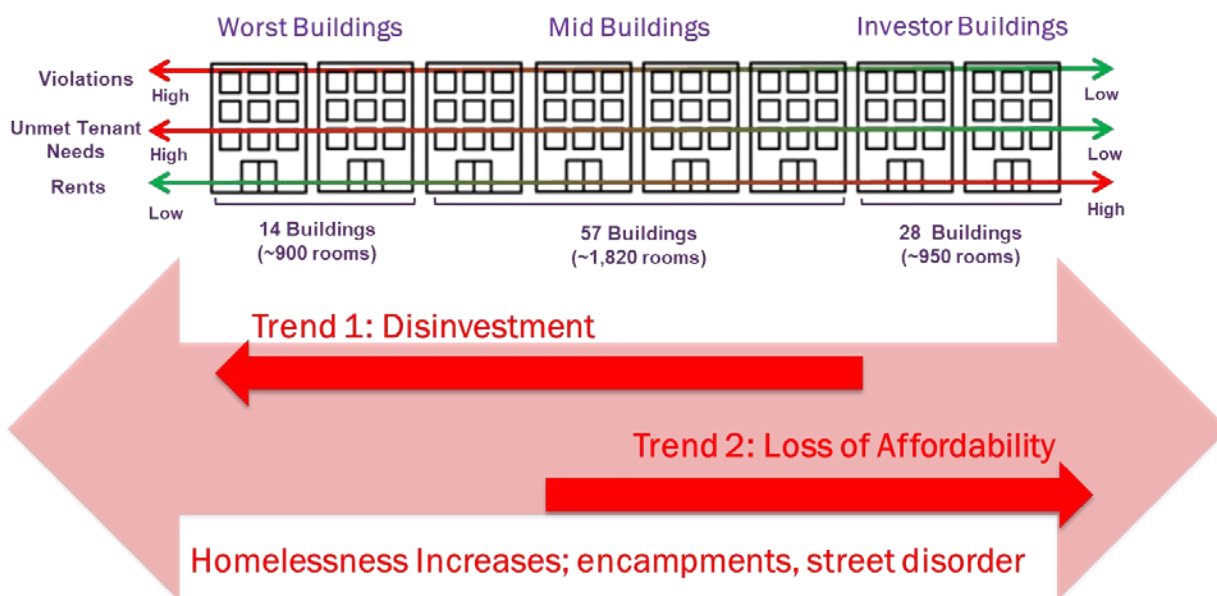
The last decade has seen increasing challenges in the SRO stock as the housing affordability crisis in Vancouver has intensified. While non-market SROs generally provide affordable rents, security of tenure and supports to low income tenants, privately-owned SROs vary significantly with regards to rents, level of tenant needs, management practices and physical condition

The high cost of upgrading 100 year old buildings, combined with a rise in new investors who buy SROs in strategic locations on a speculative basis or to maximize revenue from commercial or retail space, has intensified two troubling building trajectories: disinvestment and unmet health needs in the most affordable SRO buildings, leading to deteriorating and unsafe conditions, and loss of affordability and displacement of low-income residents in the more well maintained buildings. Figure 1 demonstrates the tension that exists between these two building trajectories, and how it manifests in three different building types. Generally, the worst SROs have lower rents, more frequent violations, and house lower-income and often more marginalized tenants. Where disinvestment is coupled with poor management practices, criminal activity, a lack of responsiveness by owners, and few to no tenant supports, the risk to both the buildings' physical condition and the health and safety of its tenants is compounded.

At the opposite end of the continuum, new investor buildings have fewer building violations, higher rents, and serve higher-income tenants, such as students or service workers. In the middle are a number of buildings with owners who, to varying degrees, are managing to maintain and operate their buildings without significantly compromising affordability, sometimes with a history or mandate of supporting low-income, new immigrant and working poor tenants. However, increasing financial pressures, limited supports for owners in addressing unmet tenant health needs, and a lack of adequate succession planning put these buildings at risk. At each end of the continuum, both trajectories lead to the displacement of this very low-income cohort from private SROs, leaving them with no real housing alternatives and contributing to increased homelessness.

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<sup>[1]</sup> BC Coroners Service, Illicit Drug Toxicity Deaths in BC through May 31, 2020.

**Figure 2: Privately-Owned SROs: Building Trajectories**

### 1.3 Recent Observations

The City tracks and monitors trends in the existing SRO stock through a variety of data sources, including the Rental Property Standards Database, community-based habitability surveys, building sales reports, and the biennial Low Income Housing Survey, which tracks building openings and closures, rents, and vacancy rates in the downtown core's non-market and SRA designated stock. The most recent Low-Income Housing Survey, completed in 2019, is attached in Appendix B. Key recent trends are highlighted below.

- Private SRO rooms are becoming increasingly unaffordable for those on income assistance.** Since 2003, the number of rooms renting at the shelter component of income assistance (currently at \$375) decreased from 1,700 to 77 rooms. In the last 4 years, average rents in the private SRO stock increased by 16% (from \$483 to \$561), while the number of rooms renting at twice the shelter rate (\$700+) doubled from 363 to 769 rooms.
- Rents are increasing faster in private buildings that change owners.** Between 2015 and 2019, 24 SRO buildings sold in the private market. Sale prices ranged from \$64,000 to \$310,000/room and averaged \$108,000 a room. The average yearly rent increase among buildings that sold was 10%, compared to 4% in the private SRO stock at large, indicating a strong correlation between changes in ownership (primarily to new investors) and rent increases.
- At least 800 private SRO residents are in core housing need.** Approximately 60% of private SRO residents (~1,900 residents) are currently receiving income assistance. Almost half of these residents pay more than 50% of their income on rent, indicating that they are in core housing need.
- Many private SRO residents report poor living conditions.** According to the Downtown Eastside SRO Collaborative's 2019 Habitability Study, which surveyed ~260 tenants across 66 private SROs with average rents below \$750, the majority of tenants reported poor living conditions, including pests, mould, lack of heat and hot water, lack of accessibility, and fear of eviction in requesting repairs.



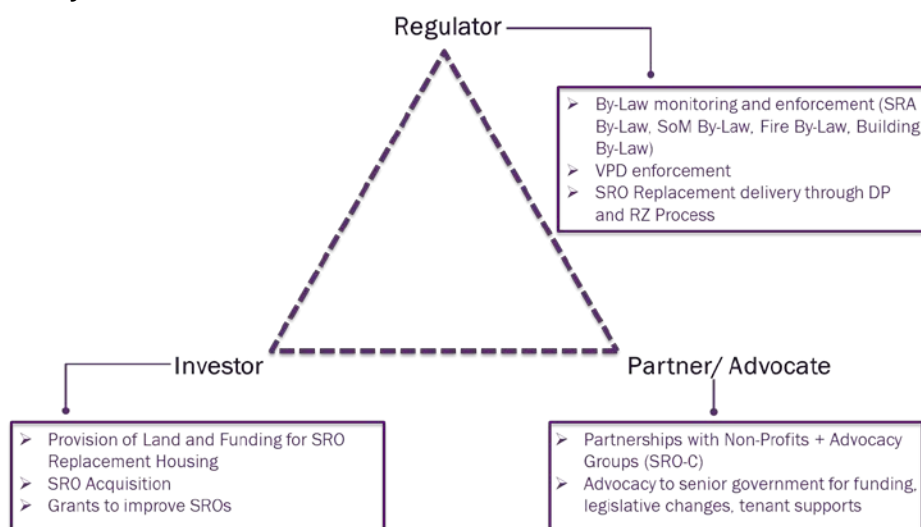
- **Building closures from system failures and long-term neglect persist.** Aging buildings, increasing insurance and maintenance costs, combined with owner neglect and lack of investment can lead to structural issues and, subsequently, building closures. In 2018 and 2019, the City ordered the Regent and Balmoral Hotels closed due to unsafe structural conditions, leading to the displacement of over 300 low-income residents. An additional six privately-owned buildings (~380 rooms) are closed due to either City orders or a general state of disrepair, with one closure dating back to 1975.

## Strategic Analysis

### 2. City Role in SROs: Regulator, Investor, and Advocate/ Partner

In advancing SRO revitalization, the City has three key roles that work concurrently to achieve the greatest impact: regulator, investor, and partner/advocate. Each of these roles enable the City to exercise or influence protection of the existing SRO stock and in the provision of new SRO replacement social housing.

**Figure 3: City Role in SROs**



**Regulator:** As a regulator, the City monitors and enforces the SRA By-Law, which regulates the conversion and demolition of the SRO stock. In addition, the City enforces its numerous health and safety by-laws, including the Standards of Maintenance By-law, Building By-law, and Fire By-law, in order to encourage compliance with required property standards and improve the physical condition of buildings. SROs are inspected on both a proactive basis, through an annual inspection, and in response to complaints.

SROs are consistently found to have a higher number of violations proportionately compared to the rest of the rental stock, and are the subject of frequent City inspections and enforcement activity. Violations in SROs are primarily related to the Fire By-Law and the Standards of Maintenance By-Law, including issues with heat, hot water, broken elevators, and pests.

The City's Tactical Team, which includes representatives from Buildings, Property Use, Legal Services, VFRS, VPD, and Affordable Housing, meets monthly to review, discuss and prioritize actions for SROs that are at higher risk of non-compliance with various municipal by-laws.

**Investor:** The City contributes to the rehabilitation of existing SROs through renovation grants to non-profit-operated SROs. The City has also invested in delivering new, shelter-rate social housing for low-income residents through policies, capital grants and provision of land at



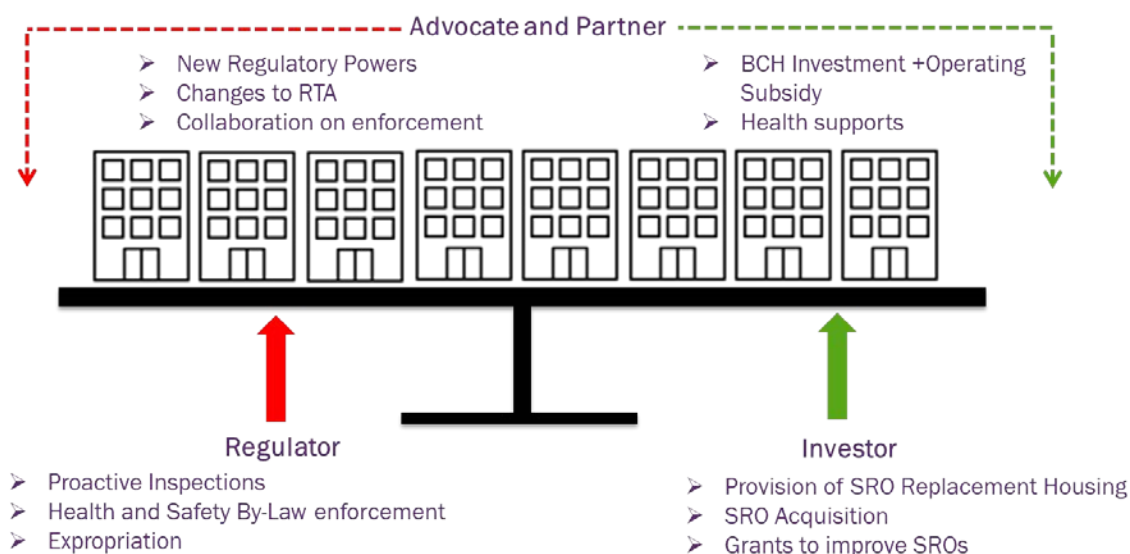
nominal rates. In addition, a portion of social housing units delivered turnkey to the City through Community Amenity Contributions also creates replacement housing for existing SRO tenants and other low-income residents.

**Partner/ Advocate:** The City has enhanced protections for SRO tenants through funding and coordination with community-based tenant organizations, as well as through ongoing advocacy to senior levels of government regarding increased rent subsidies, income assistance, changes to the Residential Tenancy Act, enhanced health supports, and increased investment in the protection and delivery of new housing. The Province, as a key partner, has played an integral role in delivering replacement SRO housing, as well as in transitioning a section of the private SRO stock into safe, supportive housing through the purchase and investment in nearly 2,000 SRO rooms. Furthermore, the City and Province have partnered to address rising homelessness by securing over 660 units of temporary modular housing with vital health and social supports.

As a regulator and investor and in partnership with senior levels of government and other community partners, the City is working to shift the SRO stock in a positive, sustainable direction. However, any of these levers used alone, without coordination, can have unintended consequences on tenants, owners and buildings. For instance, the use of regulatory tools alone can lead to increased tenant evictions, building closures, or sales to speculative investors. Similarly, investments in building upgrades without corresponding owner or operator accountability can fail to sustain improvements in a building.

The scale of the SRO challenge calls for partners to ensure government investment dollars are strategically deployed across the stock. Investment is needed to address the most problematic buildings and the tenants in greatest need of support. While partners work to expedite the delivery of new social housing, investment is also needed to protect, improve and safeguard the better buildings so they can continue to provide affordable housing for low-income tenants. In implementing actions to advance SRO revitalization, a high degree of coordination internally as well as with external partners is critical in achieving sustained, positive impacts.

**Figure 4: Coordinating Actions to Achieve SRO Revitalization**



### 3. Progress on SRO Revitalization

Through the *DTES Plan* and *Housing Vancouver*, the City is working to achieve SRO revitalization through a two-pronged approach. First, the goal is to replace SROs with self-contained, shelter rate housing for singles, with an accelerated replacement target of 2,000 new units over 10 years. In the interim, and recognizing the important role of existing SRO housing in combatting homelessness, the secondary goal is to secure and improve the remaining stock for low-income residents through regulatory tools and investment.

#### 3.1 Progress on Goal 1: SRO Replacement Delivery

Broadly, SRO replacement is achieved through the creation of new low-income housing for singles citywide that can provide housing options for existing SRO tenants. Historically, the assumption was that as new social housing was built in the DTES and citywide, there would no longer be the need to retain and protect existing private SROs to serve as low-income housing. However, as the housing crisis has intensified and the need for shelter rate housing has not kept up with demand, existing private SROs continue to play a critical role on the housing continuum for low-income residents and must be protected.

In some cases, replacement is linked to an existing SRO, whereby an SRA-designated building is converted, demolished, or repurposed, and the rooms are replaced with new, self-contained, shelter-rate social housing units on the same site or in the local area. Figure 5 describes three scenarios in which SRO replacement is linked to an existing SRO. To date, there are no approved or completed projects that fit scenario 3, where an SRO is repurposed for another use and replaced elsewhere, but there is one such proposal that staff are currently considering.

**Figure 5: SRO Replacement Scenarios**



Since the beginning of 2017, 891 units of SRO replacement housing across 26 social housing projects have been approved and are currently at various stages of development. All of these units are renting at shelter component of income assistance and are designated for singles. Of these, 313 units are being replaced on site through the demolition and replacement of five existing SROs, marking a rising trend in on-site SRO redevelopment that has been primarily enabled through large-scale government funding. See table 2 for projects that include SRO replacement units, approved since 2017.

**Table 2: SRO Replacement Housing, January 1<sup>st</sup>, 2017 – June 30<sup>th</sup>, 2020**

Status	# Units inside DTES	# Units Outside DTES	Total
Approved	283	131	414
Under Construction	250	227	477
Total	533	203	891

*NOTE: Since 2017, an additional 664 units of temporary modular housing at shelter rates have been approved and occupied. Because these units are not permanent, they are not counted towards SRO replacement targets.*

Opportunities for on-site replacement of private SROs have been very limited without partnership funding or land assemblies that can enable large redevelopments. Given that SRA-designated buildings are located in the Downtown core, delivering SRO replacement housing on site is restricted due to small lot sizes, heritage requirements, and zoning and development regulations that cannot accommodate the floor space ratio needed to achieve full replacement. Currently, there are two proposals under consideration for on-site replacement of privately-owned SROs where the replacement units are proposed as part of a larger redevelopment.

City staff are currently exploring options for the renewal or replacement in the coming years of Central and Alexander Residences, two city-owned DTES SROs in need of critical upgrades. Given the aforementioned policy and plan requirements, as well as land use and economic challenges, this project will require innovative, collaborative solutions to move ahead.

Housing alone is often insufficient to meet the individual and complex needs of many SRO residents. A recently approved proposal for an Indigenous-led mixed-use development that will replace the existing Shaldon Hotel is a promising example of a holistic replacement project. Through a partnership between the Aboriginal Land Trust, Lu'Ma Native Housing Society, Vancouver Native Health Society, Raincity Housing and BC Housing, the project will deliver a new Healing and Wellness Centre, community food services, and over 100 units of social housing for urban Indigenous families and Downtown Eastside residents with low incomes, including those currently living in SROs. The healing centre will be guided by a holistic approach to wellness focused on the spiritual, emotional physical and mental elements of well-being that blend Indigenous and western medicine.

### **3.2 Progress on Goal 2: Improving Safety, Supports and Securing Affordability in SROs**

A focus of this work continues to be on securing affordability through investments and building purchases, thoughtful use of regulatory and enforcement tools, and supporting both SRO residents and owners. This work is critical to maintaining this low-income stock and protecting existing SRO residents from being displaced into homelessness. In partnership with senior levels of government and multiple community and peer-led partners, the City has undertaken numerous actions over the last three years to address health and wellness needs of SRO tenants, as well as to build capacity among the renter sector at large.

- **SRA Grant Program:** To improve conditions in the existing SRO stock, the City has provided over \$1.1 M towards renovations of 260 non-profit operated SROs, in exchange for securing affordability through housing agreements. An additional \$1.6 M in funding has been allocated towards the upgrade of Chinese Benevolent Society-owned SROs, which provide homes to some of the lowest-income Chinese seniors in the city.

- ***SRO Acquisition:*** In 2019, the City used a portion of its Empty Homes Tax revenue to purchase the Ross-Aoki House, a 24-room SRO located in the historic Japanese Powell Street area. In partnership with BC Housing, staff are currently in the process of securing a non-profit operator who will expand housing options for 2SLGBTQ+ and/or gender diverse individuals at this location, while also exploring opportunities to support Japanese-Canadian and Indigenous culture and heritage through public art, events and programming.
- ***Expropriation of Regent and Balmoral Hotels:*** The SRO Revitalization strategy called for exploring the implementation of new regulatory tools, such as tax liens or expropriation, to bring SRO buildings into compliance, preserve the stock through much needed upgrades, and improve livability for SRO residents. Following the City-ordered closures and relocation of tenants from the Regent and Balmoral Hotels in 2017 and 2018, staff met with the owners to express interest in acquiring the properties, but were unsuccessful in attempts to negotiate outright purchase. Council subsequently authorized the City to commence expropriation proceedings on both buildings, a significant undertaking that required considerable staff resources across numerous City departments in order to navigate the complex, unprecedented process. A year and a half later, Council made the unanimous, landmark decision to expropriate each building for the delivery of social housing. The matter is currently before the Courts; pending a court decision, the City is working with partners to explore options for the rehabilitation of these buildings into safe, secure, and improved homes for low-income residents.
- ***Proactive Enforcement and SRA Inspections:*** With a goal of working toward increased compliance with SRA and health and safety related by-laws, the City's enforcement teams have recently focused on working closely with owners and property managers of SROs through increased communications on a weekly or bi-weekly basis. The City's Tactical Team supports inspections and by-law compliance for SRA buildings in a coordinated, integrated manner. A dedicated Property Compliance Inspector, under the Proactive Enforcement branch, coordinates reviewing all outstanding violations, complaints, VPD and Fire data to prioritize the groups' actions on SRA buildings that need additional oversight. The actions are specific to the issues and needs of each SRA building.

To further ensure that the conditions of SRA buildings are compliant with City by-laws, accommodation designated under the SRA By-Law is subject to an annual inspection that includes a comprehensive inspection of all tenant rooms, shared areas, and a review of the tenant registry, to ensure that owners and property managers are maintaining the building and liveability standards. In addition, pro-active pre-winter inspections are also completed to ensure heating and water standards are met in colder temperatures. All complaints to the City regarding SRAs are investigated and followed-up on as they are received. The inspections teams within DBL continue to enhance and refine the processes and methods to monitor and regulate SRA buildings throughout the City. Working towards faster, voluntary compliance by property managers and owners are priorities to support the work the City is doing to improve livability for existing SRO residents.

- ***Support for Peer-Led Initiatives to Improve Conditions for SRO Residents:*** Over the last few years, the City has formalized and strengthened its relationship with the DTES SRO Collaborative, a grassroots advocacy organization established in 2017 to promote the wellbeing and rights of SRO residents through peer-led initiatives. The City has supported this integral organization through a number of avenues, including:
  - Regular information sharing and support for SRO-research initiatives, including the 2019 DTES Habitability Study;

- A \$75,000 grant in 2020 towards the creation of an “SRO Hub” that will empower SRO tenants to know their rights through training, resources, and the creation of tenant committees in select private SROs, implemented through a lens of indigenous reconnection;
  - Over \$300,000 in grants between 2017 and 2019 for peer-led overdose-prevention initiatives in private SROs, in partnership with Vancouver Coastal Health; and
  - An additional \$44,000 was granted to Lookout Housing and Health Society in 2019 to support a one-year pilot for peers to monitor SRO washrooms, in collaboration with Vancouver Coastal Health overdose prevention services.
- **New SRA Category in Vacancy Tax (Empty Homes Tax) By-Law:** As part of the ongoing refinement of the application of the Empty Homes Tax, staff were directed by Council at the end of 2019 (RTS#13389) to further explore the creation of a new category of residential property under the Vacancy Tax By-Law to apply the tax to vacant SROs. Prior to the Covid-19 Emergency, ACCS staff had undertaken internal policy analysis and review to better understand how extending the vacancy tax application to both Class 1 residential and split-class residential (Class 1 and 6) SRA buildings could be operationalized.

Currently, four of the city's ten vacant SROs are classified as class 1 residential, and of these, only one is subject to the EHT. Given that the majority of the City's private SROs are split-class, with both a commercial and residential component, a new class of buildings could potentially encourage re-opening of vacant buildings while discouraging disinvestment and the purchasing of vacant SRAs on a speculative basis. Some of the currently vacant buildings have been closed due to government orders, which is currently an exempt category under the broader Vacancy Tax By-Law. In light of the impact on staff time in responding to the Covid-19 emergency in the DTES, staff have not been able to undertake the required analysis of this policy change and its effectiveness in increasing access to low-income housing. Staff see an opportunity to align the work and consultation required in recommendation C, and expect to bring a recommendation back in Spring 2021.

- **Covid-19 Emergency Response in Private SROs:** The Covid-19 pandemic declared in March, 2020 prompted the redeployment of many City staff to the Emergency Operations Centre to focus on community resilience efforts in the Downtown Eastside, with SRO residents among the groups identified as a key priority. The emergency response presented a unique opportunity for staff to work collaboratively with community and government partners, the private sector, as well as SRO owners and building managers, to develop and mobilize emergency services in private SRO buildings. Over a period of 10 weeks beginning mid-March, City staff worked alongside numerous partners to conduct regular outreach and Covid-19 education, deploy weekly decontamination services to 57 buildings, and deliver meals to over 2,300 residents across 62 SROs.

#### 4. Recommendations

Staff are proposing a suite of specific recommendations to accelerate SRO improvement and replacement, protect existing SRO tenants, and mitigate speculation and loss of affordability in the existing SRO stock.

##### **Recommendation B: Pursue Senior Government Investment for SRO Revitalization**

As directed by *Housing Vancouver* and the *SRO Revitalization Strategy*, staff across all levels of government have been working together to share SRO data, identify priority areas, and investigate opportunities to replace outdated SROs to address the need for safe, secure, shelter-rate homes.

Recently, the City initiated discussions with both the Provincial and Federal governments for the formal creation of a joint investment for SRO building acquisition, and to fund renovations or redevelopment to self-contained units. Staff analysis suggests that the long-term vision of *Housing Vancouver* to replace all SROs with shelter-rate social housing could require government investment of approximately \$1B. Staff are working with senior governments to explore mid-term investment strategies to improve a significant portion of this vital stock. Deployment of a funding and investment strategy would be informed by a number of factors, including the size of the existing building, previous investments, existing affordability levels, heritage implications and building history. As such, there are three streams envisioned for this partnership.

- i. Acquisition Fund: To purchase and secure up to 105 privately owned SRO buildings, bringing them into government ownership and safeguarding them as social housing.
- ii. Renovation and Redevelopment Fund: To renovate or redevelop ~2,500 rooms into self-contained social housing units.
- iii. Residential Rehabilitation Assistance Program: To improve ~1,300 rooms and secure affordability in buildings where owners aspire to continue to operate low-income housing. This stream could be a positive opportunity to include SROs owned by Chinese Benevolent Societies that are important community and cultural assets, but are in need of investment and support.

Through recommendation B, Staff are seeking Council direction to continue to actively pursue partnership funding with senior levels of government for an SRO Revitalization and Acquisition Fund to improve living conditions, secure affordability and enable the replacement of SRO congregate-style housing with self-contained shelter rate social housing for low-income residents of SROs.

### **Recommendation C: Advocate to Province and Explore Regulatory Options to Slow Rent Increases in SROs**

The 2017 SRO Revitalization strategy directed staff to advocate to the Province for regulatory changes to protect SRO tenants and the affordability of the stock through restrictions on annual rent increases. More recently, Council approved a 2019 motion “Slowing the Loss of the Last Low Income SROs in Vancouver,” directing staff to continue to advocate to the Province to take regulatory action, as well as explore the potential to use City tools to protect tenants from rent escalations if Provincial action was not forthcoming.

Rent restrictions on private rental housing are challenging to implement and monitor, and can have significant, unintended consequences for tenants and operators. In light of this, past Council policy and practice has prioritized advocating for senior government investment in new social housing and operating agreements, and for an increase to the shelter component of social assistance to a level that could enable private operators to adequately operate, maintain and renew SRO buildings.

#### *Advocacy*

The Provincial Government, through both its regulatory authority under the Residential Tenancy Act and the administrative structures already in place through the Residential Tenancy Branch, is optimally positioned and resourced to enforce rent increase restrictions in the SRA stock. At Council’s direction, staff will continue advocacy efforts for an SRA-designated category under the RTA that would tie annual rent increases to the room instead of the tenant. Staff meet

regularly with provincial staff and have been documenting SRO turnover rates, sales, and rent increases to demonstrate the impact of rent increases at turnover. The City has reiterated this as a priority through multiple requests to the Province, most recently through an official request in June 2020 in the context of the Covid-19 Emergency. As of September 2020, City staff are not aware of any pending policy development or regulatory action from the Province. Staff are recommending in this report that we proceed to develop a City regulatory solution, subject to final Council approval, that can be implemented until such time as the Provincial Government adequately raises the shelter component of social assistance and/or implements a Provincial rent restriction on SROs.

### *City Regulatory Tools*

Staff in ACCS, DBL and Legal Services undertook an early review of the use of existing City tools to regulate rent increases between tenancies in SRA designated buildings. Staff explored the potential of using existing regulatory tools and powers under the Vancouver Charter, including existing or amended powers under the License By-law or SRA By-law. This includes the City's powers in relation to business found in sections 203, 272, 273 of the Vancouver Charter and the single room accommodation power in section 193D of the Vancouver Charter. Some options are immediately not supportable from a legal standpoint. For example, simply imposing a housing agreement that stipulated rent increases on all SROs is not possible unless the SRO is converted or demolished and therefore needs a conversion or demolition permit. Staff analysis of other regulatory options, such as imposing business license conditions that include rent restrictions, indicates that there are potential implications that need to be considered in altering or using regulatory tools for this purpose. These risks include, but are not limited to:

- **Legal Implications:** The Vancouver Charter permits the City to impose conditions on a business license; however, it does not specifically authorize Council to regulate rents (other than through a housing agreement).
- **Administrative Costs:** Creation of a regulation that limits rent increases, regardless of regulatory tool employed, would represent a significant new line of business for the City of Vancouver and would require additional, net new staff capacity and resources to manage implementation, monitoring, enforcement, dispute resolution, etc.
- **Effectiveness and Unintended Consequences:** Staff are concerned about the effectiveness of rent escalation restrictions due to both administrative and implementation challenges, as well as potential unintended consequences (e.g. landlords being discouraged from investing in their buildings, or opting to raise rents each year to the maximum allowable increase under the RTA).

Based on this early review, staff recommend further exploration of City regulatory options for monitoring, regulating and enforcing restrictions on annual rent increases in SRA designated buildings. Given the legal, financial and administrative implications of proceeding with any options under the City's existing powers, staff are recommending public engagement with private owners, tenants, community groups and Provincial partners on options and administrative processes, and that the future report back to Council include a fulsome analysis of all potential implications. Staff project that in light of Covid-19 and other work items, this report back would not be feasible until later in 2021.

### **Recommendations D (iii, iv, v, vi, vii): Amendments to SRA By-Law to Monitor Rent Changes, Protect Renters, and Discourage Speculation**

In addition to advocating to the Province and exploring regulatory options to prevent rent increases, staff are also recommending a number of changes to the SRA By-Law to better track and monitor rent changes in the private SRO stock, protect existing SRO tenants from



displacement or “renovictions”, and discourage speculative purchasing of SROs. Along with the changes in C, recommendation in D (iii) also advances portions of the Council motion on “Preserving Single Room Occupancy Stock Surrounding New St. Paul’s Hospital Site” by strengthening the ability of staff to monitor and report on rent changes in the area.

### ***Recommendation D (iii): Monitor Rent Changes***

In Recommendation D (iii), staff recommend that the General Manager of Arts, Culture and Community Services be authorized to obtain rent records from SRO owners. Under the existing SRA By-Law, the Director of Licenses and Inspection has the authority to obtain rent roll records from owners for the sole purpose of enforcing violations under the SRA By-Law. Expanding this authority to include the General Manager of Arts, Culture and Community Services to obtain rent rolls on a regular basis for monitoring, would serve a distinct purpose that is aligned with the department’s role of protecting renters, recommending SRA permits for approval, and monitoring changes in the low-income housing stock.

The biennial Low-Income Housing Survey is the current mechanism for monitoring rents and vacancy rates in the private SRO stock and relies on outreach and cooperation from building managers to disclose rent and occupancy information. Although useful in tracking overall change in the stock on a biennial basis, it is limited in enabling a real time, tactical understanding of a current situation in a building in order to respond to building concern issues that may arise.

Under section 1.2 (e) of the SRA By-Law, any renovation that leads to the displacement of a permanent resident on a temporary or permanent basis constitutes a conversion and requires an SRA permit. Unlike major renovations that are easily recognized through an annual SRA inspection or in response to a complaint, minor renovations that lead to tenant displacement, such as new floors or paint, often go undetected and can be difficult to monitor and enforce. Often, by the time the City becomes aware that a room has been upgraded and turned over to a new, higher paying tenant, the original tenant has moved and there is a lack of evidence to indicate whether an SRA permit and tenant relocation plan was required.

Through the GM of ACCS’s ability to collect rent rolls periodically, particularly in cases where there is a new owner and/or suspected renovations in a building, staff can more closely monitor tenant turnover and assess the requirement for an SRA permit and tenant relocation plan. Closer monitoring of buildings purchased by new investors will discourage discriminatory landlord practices, ensure that tenant relocation plans are implemented and properly followed in cases where work is being undertaken, and will further protect residents from permanent displacement.

### ***Recommendations D (iv, v and vi): Increase Renter Protections for SRO Tenants***

Through Recommendations D (iv, v and vi), SRO tenants who are being displaced on a permanent basis due to building closures or redevelopment will have equal protections to renters in the wider rental stock, which are outlined in the City’s *Tenant Relocation and Protection Policy*. Staff recommend adding the following provisions as conditions that may be attached to an SRA Permit.

- Financial compensation for SRO residents that is parallel to the citywide policy, which is based on the length of tenancy of the permanent resident, as outlined in Appendix A.
- Flat payout of \$750 for moving expenses OR payment of actual moving expenses.
- Provision of tenant relocation documentation that demonstrates that tenants’ needs have been adequately met.

In addition to providing financial compensation, moving expenses and provision of tenant relocation documentations, SRO operators will continue to be required to provide permanent tenants who are being displaced with comparable or better accommodation at a comparable or lesser rent. Given the limited financial resources and compounding health challenges facing many SRO residents, the new provisions will allow for additional supports and work to mitigate the disruption and impact associated with the process of relocation.

***Recommendation D (vii): Mitigate Speculation through Increased Fee for Removal of SRA Room***

Staff recommend that Council approve an increase to the amount Council may require as a condition of approving an SRA permit from \$125,000 to \$230,000 for the removal of a room from the SRA By-Law. The recommended fee increase represents the approximate cost of replacing an SRO room, based on current market costs for land and construction of a self-contained social housing unit (~250 sf micro dwelling unit). The previous increase to the fee was in 2015, and costs have risen considerably over the last five years.

The \$230,000 fee would continue to be a condition that Council may attach to a permit, and the money would be deposited into a reserve fund to cover the cost of replacing the designated room. Alternatively, as a condition of the SRA permit, Council may instead require an owner to enter into a Housing Agreement to secure units in the redevelopment of the property as social housing, as well as securing affordability in those units if they are permanently removed from designation under the SRA By-law.

While staff typically support projects that replace SRA designated rooms with self-contained social housing, if staff recommended an SRA permit condition of \$230,000/room for the removal of a room, the owner would have to provide a Tenant Relocation Plan that adequately addressed the permanent relocation needs of tenants, including comparable accommodation, financial compensation, and moving costs.

***Implications/Related Issues/Risk***

***Financial***

To accelerate the revitalization and replacement of the existing SRO stock, this report recommends advocacy to senior levels of government for a joint investment for building acquisition, as well as to fund renovations or redevelopment to self-contained, shelter-rate social housing units.

To further address the loss of affordability in the existing SRO stock and its impacts on existing SRO tenants, this report recommends adopting increased rental protections for residents who are being displaced on a permanent basis due to building redevelopment or closure. This includes the provision of financial compensation based on length of tenure, as well as the payment of moving expenses. These provisions are in addition to the existing requirement under the SRA By-Law that require owners to provide comparable or better accommodation at a comparable or lesser rent to residents who are being relocated on a temporary or permanent basis.

The report also updates Council on the progress and timing to explore the creation of a new category of residential property under the Vacancy Tax By-Law to apply the tax to vacant SROs.

Lastly, to mitigate speculation in the SRO stock, this report recommends increasing the amount Council may require as a condition of an SRA Permit for the permanent removal of an SRO unit from the SRA By-law designation from \$125,000 to \$230,000. This amount represents the

estimated City cost of replacing an SRO unit in the downtown core, including land and construction. Staff will continue to monitor the replacement costs and recommend adjustments periodically as appropriate.

### ***Legal***

Section 193D of the Vancouver Charter authorizes Council to regulate single room accommodation. Council is also authorized to regulate businesses pursuant to section 203, 272 and 273 of the Vancouver Charter.

### ***CONCLUSION***

The rapid delivery of new, self-contained SRO replacement social housing is critical to ensuring that low-income residents have access to dignified, safe, healthy and affordable homes. Although progress has been made through enhanced government partnerships that have spurred the delivery of more shelter rate housing across the City, increased investment is required to meet the unmet and growing need. Furthermore, housing alone cannot meet the individual and complex needs of SRO residents. Building on the enhanced government and community partnerships fostered by the Covid-19 pandemic, a key priority for this coming year is to support peer-led harm reduction and food security initiatives, deliver training and engagement opportunities for SRO owners and managers to better meet tenant needs, and enhance collaboration with the Ministry of Social Development and Poverty Reduction, Vancouver Coastal Health and BC Housing. Only through a holistic approach that integrates health, wellness, cultural reconnection, and linkage to community and supports, will low-income residents have the ability to sustain their housing, and health, over the long term.

\* \* \* \* \*

**BY-LAW NO.**

**A By-law to amend the Single Room Accommodation By-law**

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

1. This By-law amends the indicated provisions of the Single Room Accommodation By-law No. 8733.

2. Council strikes "Schedule A" of the By-law and replaces it with the "Schedule "A" attached to this by-law.

3. Council adds the words "and the General Manager of Arts, Culture and Community Services" immediately before the period "." in section 5.3.

4. Council strikes the term "Chief Housing Officer" wherever it occurs in the by-law and replaces it with "General Manager of Arts, Culture and Community Services".

5. Council adds a new section as 4.6A as follows:

"Consideration of permit if part of a rezoning application

4.6A If a conversion or demolition permit is required as a consequence of a development that is subject to a rezoning application, then the SRA permit application should be considered by Council at the same time as the rezoning application."

6. Council strikes "\$125,000" from section 4.8(a) and replaces it with "\$230,000".

7. Council strikes the period at the end of section 4.8(h) and replaces it with "; and".

8. Council adds a new section 4.8(i) as follows:

"(i) as a condition of approving a conversion or demolition permit for a designated room, provides every permanent resident whose tenancy is terminated as a result of the work contemplated by the permit with moving expenses of \$750, or if less than \$750, the actual costs of moving and additional compensation based on the length of tenancy of the permanent resident in accordance with the following:

- (i) 4 months' rent for tenancies up to 5 years,
- (ii) 5 months' rent for tenancies over 5 years and up to 10 years,
- (iii) 6 months' rent for tenancies over 10 years and up to 20 years,
- (iv) 12 months' rent for tenancies over 20 years and up to 30 years,
- (v) 18 months' rent for tenancies over 30 years and up to 40 years, and
- (vi) 24 months' rent for tenancies over 40 years."

9. Council inserts a new section 4.8A as follows:

Acting City Clerk

**SCHEDULE A**

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

	<b>COLUMN 1: MAIN CIVIC ADDRESS(ES)</b>	<b>COLUMN 2: LEGAL DESCRIPTION</b>	<b>COLUMN 3: SECONDARY CIVIC ADDRESS(ES)</b>	<b>COLUMN 4: CURRENT NAME OF BUILDING</b>
7	362 ALEXANDER ST.	PARCEL IDENTIFIER: 015-605-540 LOT 19 BLOCK 40 DISTRICT LOT 196 PLAN 196		EMPRESS ROOMS
8	500 & 502 ALEXANDER ST.	PARCEL IDENTIFIER: 015-602-923 LOT 1 BLOCK 42 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-602-931 LOT 2 BLOCK 42 DISTRICT LOT 196 PLAN 196	120 JACKSON AVE.	IMOUTO HOUSE
9	504 ALEXANDER ST.	PARCEL IDENTIFIER: 015-602-966 LOT 3 BLOCK 42 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-602-991 THE WEST 15 FEET OF LOT 4 BLOCK 42 DISTRICT LOT 196 PLAN 196		DECKER RESIDENCE
10	514 ALEXANDER ST.	PARCEL IDENTIFIER: 015-603-130 LOT 8 BLOCK 42 DISTRICT LOT 196 PLAN 196		PHOENIX APARTMENTS
11	610 ALEXANDER ST.	PARCEL IDENTIFIER: 015-598-136 LOT 2 BLOCK 43 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-598-144 LOT 3 BLOCK 43 DISTRICT LOT 196 PLAN 196	612 ALEXANDER ST.	LAUREL APARTMENTS
12	658 ALEXANDER ST.	PARCEL IDENTIFIER: 015-598-501 LOT 12 BLOCK 43 DISTRICT LOT 196 PLAN 196		ROSE HOTEL
13	<del>666 ALEXANDER ST.</del> 688 ALEXANDER ST.	PARCEL IDENTIFIER: 015-598-560 LOT 14 BLOCK 43 DISTRICT LOT 196 PLAN 196		OCEAN ROOMS
14	58 ALEXANDER ST.	PARCEL IDENTIFIER: 015-705-439 LOT 8 BLOCK 2 DISTRICT LOT 196 PLAN 184	59 POWELL ST.	ALEXANDER RESIDENCE



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

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

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

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

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

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

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55	1044 GRANVILLE ST.	PARCEL IDENTIFIER: 015-486-559 LOT 8 BLOCK 83 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-486-567 LOT 9 BLOCK 83 DISTRICT LOT 541 PLAN 210	1046 & 1048 GRANVILLE ST.	REGAL HOTEL
56	1060 GRANVILLE ST.	PARCEL IDENTIFIER: 015-486-656 LOT 12 BLOCK 83 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-486-672 LOT 13 BLOCK 83 DISTRICT LOT 541 PLAN 210	1062 GRANVILLE ST.	VOGUE HOTEL
57	1125 GRANVILLE ST.	PARCEL IDENTIFIER: 003-533-476 LOT 33 BLOCK 92 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 003-533-484 LOT 34 BLOCK 92 DISTRICT LOT 541 PLAN 210	1127 GRANVILLE ST.	CLIFTON HOTEL
58	1161 GRANVILLE ST.	PARCEL IDENTIFIER: 012-594-229 LOT 26 BLOCK 92 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 012-594-237 LOT 27 BLOCK 92 DISTRICT LOT 541 PLAN 210	1163 GRANVILLE ST.	ST. HELEN'S HOTEL
59	1261 GRANVILLE ST.	PARCEL IDENTIFIER: 015-476-120 LOT 26 BLOCK 102 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 015-476-197 LOT 27 BLOCK 102 DISTRICT LOT 541 PLAN 210	1259 & 1263 GRANVILLE ST.	GRANVILLE RESIDENCE
60	1300 GRANVILLE ST.	PARCEL IDENTIFIER: 009-533-419 LOT 1 BLOCK 113 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 009-533-427 LOT 2 BLOCK 113 DISTRICT LOT 541 PLAN 210	1306 GRANVILLE ST.	YALE HOTEL
61	553 HAMILTON ST.	PARCEL IDENTIFIER: 015-488-098 LOT 18 BLOCK 36 DISTRICT LOT 541 PLAN 210	555 HAMILTON ST.	DEL MAR HOTEL



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62	25 E HASTINGS ST.	PARCEL IDENTIFIER: 015-691-331 LOT 29 BLOCK 8 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER:015-691-357 LOT 30 BLOCK 8 DISTRICT LOT 196 PLAN 184		NEW DODSON HOTEL
63	<del>41 E HASTINGS ST.</del>	<del>PARCEL IDENTIFIER: 015-691-284 LOT 25 BLOCK 8 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-691-292 LOT 26 BLOCK 8 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 015-691-314 LOT 27 BLOCK 8 DISTRICT LOT 196 PLAN 184</del>	<del>39 &amp; 49 E HASTINGS ST.</del>	<del>UNIVERSAL ROOMS</del>
64	52 E HASTINGS ST.	PARCEL IDENTIFIER: 023-332-891 LOT F DISTRICT LOT 196 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP27049; PARCEL IDENTIFIER: 015-669-467 LOT 12 BLOCK 13 DISTRICT LOT 196 PL 184	56, 58 & 60 E HASTINGS ST.	SHALDON HOTEL
65	101 E HASTINGS ST.	PARCEL IDENTIFIER: 007-252-897 LOT 25 BLOCK 9 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 007-252-927 LOT 26 BLOCK 9 DISTRICT LOT 196 PLAN 184	360 COLUMBIA ST.	IRVINE HOTEL
66	103 E HASTINGS ST.	PARCEL IDENTIFIER: 010-184-414 AMENDED LOT 24 (SEE 67956K) BLOCK 9 DISTRICT LOT 196 PLAN 184	105 E HASTINGS ST.	ACADEMY HOUSE
67	122 E HASTINGS ST.	PARCEL IDENTIFIER: 004-440-765 LOT 31 BLOCK 12 DISTRICT LOT 196 PLAN 184; PARCEL IDENTIFIER: 004-440-773 LOT 32 BLOCK 12 DISTRICT LOT 196 PLAN 184		BRANDIZ HOTEL

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

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

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

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

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

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

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



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

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134	349 E PENDER ST.	PARCEL IDENTIFIER: 006-688-381 LOT 21 BLOCK 71 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 006-688-462 THE EAST 1/2 OF LOT 22 BLOCK 71 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 014-685-396 THE WEST 1/2 OF LOT 22 BLOCK 71 DISTRICT LOT 196 PLAN 196	359 E PENDER ST.	LEW MAO MAY TON ASSOCIATION / WOO'S ASSOCIATION
135	431 E PENDER ST.	PARCEL IDENTIFIER: 015-578-771 LOT 26 BLOCK 70 DISTRICT LOT 196 PLAN 196		PENDER LODGE
136	575 E PENDER ST.	PARCEL IDENTIFIER: 015-677-311 LOT 19 BLOCK 69 DISTRICT LOT 196 PLAN 196	577 E PENDER ST.	ARLINGTON ROOMS
137	832 E PENDER ST.	PARCEL IDENTIFIER: 015-574-091 LOT 7 BLOCK 77 DISTRICT LOT 181 PLAN 196	836 E PENDER ST.	HAM APARTMENTS
138	853 E PENDER ST.	PARCEL IDENTIFIER: 015-578-402 LOT 29 BLOCK 66 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 015-578-411 LOT 30 BLOCK 66 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 015-578-429 LOT 31 BLOCK 66 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 015-578-437 LOT 32 BLOCK 66 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 015-578-453 LOT 33 BLOCK 66 DISTRICT LOT 181 PLAN 196; PARCEL IDENTIFIER: 015-578-461 LOT 34 BLOCK 66 DISTRICT LOT 181 PLAN 196		ROSE GARDEN CO-OP
139	31 W PENDER ST.	PARCEL IDENTIFIER: 009-432-736 LOT B (SEE 363856L) OF LOT 31 BLOCK 29 DISTRICT LOT 541 PLAN 210		SKWACHAYS HEALING LODGE

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

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149	316 POWELL ST.	PARCEL IDENTIFIER: 015-601-064 LOT 4 BLOCK 55 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-601-242 LOT 5 BLOCK 55 DISTRICT LOT 196 PLAN 196	318 & 324 POWELL ST.	LION HOTEL
150	326 POWELL ST.	PARCEL IDENTIFIER: 015-601-919 LOT 6 BLOCK 55 DISTRICT LOT 196 PLAN 196	328 POWELL ST.	KING ROOMS
151	346 POWELL ST.	PARCEL IDENTIFIER: 015-601-935 LOT 9 BLOCK 55 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-601-943 LOT 10 BLOCK 55 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-601-951 LOT 11 BLOCK 55 DISTRICT LOT 196 PLAN 196	342,344,348 & 350 POWELL ST.	CENTENNIAL ROOMS
152	376 POWELL ST.	PARCEL IDENTIFIER: 015-602-001 LOT 15 BLOCK 55 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-602-176 LOT 16 BLOCK 55 DISTRICT LOT 196 PLAN 196	374 POWELL ST.	SAKURA-SO
153	390 POWELL ST.	PARCEL IDENTIFIER: 011-924-764 LOT 18 BLOCK 55 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 011-924-772 LOT 19 BLOCK 55 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 011-924-781 LOT 20 BLOCK 55 DISTRICT LOT 196 PLAN 196	394,396 & 398 POWELL ST.; 211 & 215 DUNLEVY AVE.	NEW WORLD HOTEL
154	401 POWELL ST.	PARCEL IDENTIFIER: 003-430-707 LOT 31 BLOCK 41 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 003-430-693 LOT 32 BLOCK 41 DISTRICT LOT 196 PLAN 196	403 POWELL ST.	SECORD HOUSING FOR WOMEN

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

	<b>COLUMN 1: MAIN CIVIC ADDRESS(ES)</b>	<b>COLUMN 2: LEGAL DESCRIPTION</b>	<b>COLUMN 3: SECONDARY CIVIC ADDRESS(ES)</b>	<b>COLUMN 4: CURRENT NAME OF BUILDING</b>
164	518 RICHARDS ST.	PARCEL IDENTIFIER: 012-520-896 LOT 34, EXCEPT THE SOUTH 0.083 FEET, BLOCK 35 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 012-520-918 LOT 35 BLOCK 35 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 012-520-942 LOT 36 BLOCK 35 DISTRICT LOT 541 PLAN 210		HOTEL CANADA (MARBLE ARCH HOTEL)
165	1203 SEYMOUR ST.	PARCEL IDENTIFIER: 015-344-835 LOT C (SEE 579565L) OF LOTS 37 AND 38 BLOCK 103 DISTRICT LOT 541 PLAN 210	612 DAVIE ST.	CANADIAN HOTEL
166	716 SMITHE ST.	PARCEL IDENTIFIER: 012-849-235 LOT 37 BLOCK 72 DISTRICT LOT 541 PLAN 210; PARCEL IDENTIFIER: 012-849-243 LOT 38 BLOCK 72 DISTRICT LOT 541 PLAN 210	901 GRANVILLE ST.; 722 SMITHE ST.	GRESHAM
167	320 UNION ST.	PARCEL IDENTIFIER: 015-555-216 LOT 4 BLOCK 104 DISTRICT LOT 196 PLAN 196; PARCEL IDENTIFIER: 015-555-232 THE WEST 1/2 OF LOT 5 BLOCK 104 DISTRICT LOT 196 PLAN 196		
168	406 UNION ST.	PARCEL IDENTIFIER: 011-151-811 LOT A OF LOTS 1 AND 2 BLOCK 103 DISTRICT LOT 196 PLAN 775	408 & 410 UNION ST.	LOW YOUNG COURT
169	468 UNION ST.	PARCEL IDENTIFIER: 013-487-957 LOT 14, EXCEPT THE SOUTH 6 FEET NOW LANE, BLOCK 103 DISTRICT LOT 196 PLAN 196		LUCKY ROOMS
170	102 WATER ST.	PARCEL IDENTIFIER: 015-712-826 LOT 1 BLOCK 5 OLD GRANVILLE TOWNSITE PLAN 168	104 & 108 WATER ST.; 203, 205, 207, 209, 219 & 221 ABBOTT ST.	WINTER'S RESIDENCE
171	112 WATER ST.	PARCEL IDENTIFIER: 015-712-834 THE EAST 1/2 OF LOT 2 BLOCK 5 OLD GRANVILLE TOWNSITE PLAN 168	110 WATER ST	GASTOWN HOTEL

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



# 2019 SURVEY OF LOW-INCOME HOUSING

IN THE DOWNTOWN CORE

July 2020





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*33 W Cordova, SRO replacement project for the Stanley New Fountain Hotel, is currently under construction and will contain 80 social housing units at shelter rates*



# 2019 FINDINGS OVERVIEW

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**The majority of the affordable housing stock in the Downtown Core is in non-market housing.** As of December 2019, the Downtown core contained an estimated 4,055 open private SRO rooms and 10,073 non-market housing units. Of these, approximately 9,836 units are for low income singles, including 8,620 non-market singles units and 1,006 private SRO units renting at \$375, or less, a month.

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**The addition of non-market housing has offset SRO losses since 1994.** For the Downtown Core as a whole, the total stock of private SROs and non-market units for singles increased from 11,772 in 1994 to 12,675 in 2019, with an increasing non-market housing stock and a decreasing private SRO stock.

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**The private SRO stock in the Downtown Core is decreasing.** Between 2017 and 2019 the open private SRO stock decreased from 4,102 units in 2017 to 4,055 in 2019, representing a 1.2% decrease in the stock. The closure of the Regent and Balmoral Hotels, with over 300 rooms combined, accounted for the majority of the decrease, but was offset by the reopening of previously closed SROs rooms.

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**The non-market housing stock in the Downtown Core is increasing.** Between 2017 and 2019, the non-market housing stock in the Downtown Core increased by 6%. This was primarily attributed to the opening of four temporary modular housing sites which contributed 228 units of supportive housing to the Downtown Core's housing stock. Two large housing developments at 292 E Hastings (104 units), and 41 E Hastings (120 units) also contributed to the increase in non-market housing stock in the Downtown Core.

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**Vacancy rates in the private SRO stock have decreased.** The vacancy rate in SROs has decreased by 11% since 1992, but the period between 2017 and 2019 saw a slight increase in the vacancy rate, from 1% to 3%.

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**Rents in private SROs are increasing.** The proportion of private SRO rooms in the Downtown Core renting for more than \$451 a month increased from 60% in 2017 to 65% in 2019. Since 2009, the proportion of rooms renting at or below \$375 decreased from 36% to 18% in 2019. Over the last four years, the number of private SRO buildings with average rents above \$700 increased from 14 buildings in 2015 to 23 buildings in 2019.

# INTRODUCTION

Vancouver's Downtown Core has the highest concentration of housing affordable to low-income individuals across the whole city. Historically, the area has contained the majority of Single Room Occupancy (SRO) buildings as well as a high percentage of non-market housing. Since 1991, the City has conducted a biennial survey that monitors changes in the low-income housing stock through tracking and collecting information on both private SROs and the non-market housing stock. The 2019 Survey is the fifteenth report in the series.

Built in the early 1900s, SROs are rooming houses and residential hotels that typically contain very small single rooms and shared bathrooms and cooking facilities. Originally, SROs were all privately owned and served as accommodation for seasonal workers to support the resource economy, eventually becoming some of the most affordable market housing for residents with very low incomes and/or reliant on the social assistance. This housing stock provides a critical refuge for the City's most marginalized residents, and has functioned as a final housing option before homelessness. Over time, a portion of the private SRO stock has transitioned to non-market housing, securing affordability and providing some level of supports for low-income residents; however, the growth in need for social and supportive housing as evidenced in the homeless counts each year, continues to outpace delivery.

The private SRO stock that remains is becoming increasingly vulnerable to disinvestment or redevelopment and conversion to higher paying uses. Since the 2003 enactment of the Single Room Accommodation (SRA) Bylaw, which has protected the stock from conversion and demolition, affordability in private SROs has come under increased pressure in recent years. Rapidly escalating rents have led to the displacement of very low-income residents, putting them at increased risk of homelessness. Although a large portion of the private SRO stock continues to be more affordable than average new market studio rents in the same neighborhood, the term "Low-Income Housing" is becoming increasingly inaccurate as average rents escalate far beyond the reach of low-income residents.



50 West Cordova. Hildon Hotel, Privately Owned SRO

# SCOPE & METHODOLOGY

## DEFINITIONS AND COVERAGE

In this report, two types of housing in the Downtown Core are covered; private SROs and non-market housing.

### 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.

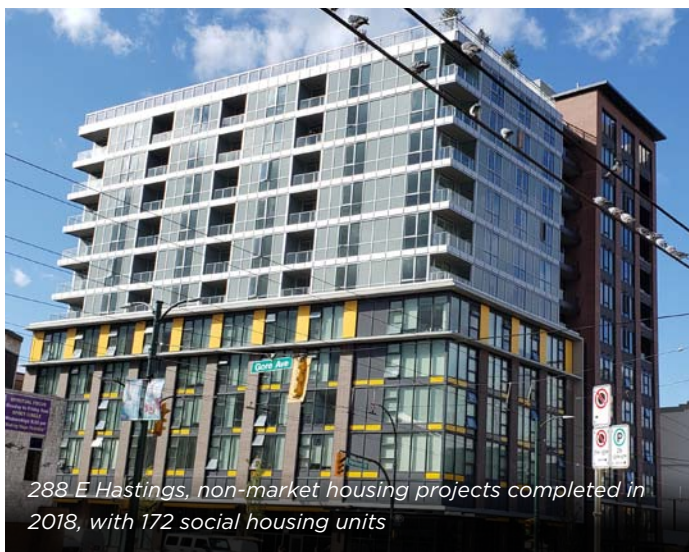
Typically, an SRO room measures about 10 by 10 ft with residents sharing common bathrooms. SROs with two rooms are called double rooms. SROs without cooking facilities are called sleeping rooms, while those with cooking facilities (a fridge, stove/ hot plate and/or sink) but no bathroom are called housekeeping 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. The private SRO stock includes both double and single rooms as well as self-contained units that are under 320 sf and remain designated under the SRA By-Law.

For the purpose of this report, the private SRO stock includes both privately owned and operated buildings as well as some non-profit owned SROs where the rooms and affordable rent levels are not secured by long term legal agreements, such as the Abbott Mansions, the Cosmopolitan Hotel, and the ten Chinese-Society owned buildings. Also included in the private SRO stock are privately owned buildings that are leased or contracted to non-profits on time-limited leases, such as the Murray Hotel, the Traveller's Hotel, and the Patrick Anthony. Of the 113 open private SROs, 77 SROs with 2,665 rooms are both privately owned and privately operated. Until SRO housing is replaced with enough social housing to meet the needs of low-income residents, 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" as they continue to be privately-owned, these buildings play a different and important role in the SRO stock for low-income residents.

### NON-MARKET HOUSING

Non-market housing includes both newly built self-contained social housing as well as SROs that have transitioned to government ownership over time and are operated by non-profits. Approximately 2,300 rooms across 37 SROs are government-owned, more than half of which were purchased by the Province in 2007 as part of efforts to preserve low-income housing in the neighborhood.

The majority of non-market housing, including new social housing and converted SROs, is funded under senior government housing programs. Affordability is secured by legal agreements that specify the rent levels, housing operation, and target tenant population over a specified period of time. Residents of these units are income-tested, generally paying 30% of their income on rent. While SROs are primarily for singles, purpose-built social housing exists for singles, couples and families. 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.



288 E Hastings, non-market housing projects completed in 2018, with 172 social housing units



## SINGLE ROOM OCCUPANCY (SRO) HOTELS AND THE SINGLE ROOM ACCOMMODATION (SRA) BYLAW

The terms SRO and SRA are not synonymous. 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) By-Law 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 under the SRA By-Law included all rooming houses and residential hotels in the Downtown Core, together with all of 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 would be required to re-open as SRAs under the By-law. Properties that were converted to other uses before the By-Law was enacted were also included, but owners of such buildings could apply to Council to have those rooms exempt.

Under the SRA By-Law, 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 for affected tenants, 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 all or a portion of

the rooms or, in cases where rooms are permanently removed from the stock, the provision of replacement housing or a per-room fee to be deposited in a replacement housing reserve fund.

## 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 is derived from a City database that tracks non-market projects throughout the city.

The information on the private SRO stock has been assembled from a variety of sources. The City's property use database indicated that there were 113 privately owned, open SROs with a total of 4,055 rooms at the time of the survey. Interviews with building managers of private SRO buildings in December of 2019 provided information on the number of occupied and vacant units, as well as rental rates. Staff from the City's Homelessness Services Outreach Team administered the surveys and were successfully able to reach 103 of the 113 buildings, with a total of 3,890 units. Surveys were not collected for 10 buildings containing 165 units due to lack of contact or refusal by the building managers to participate in the survey. For the buildings where surveys could not be collected, unit information was instead derived from previous surveys and City records, but the buildings are excluded from vacancy rate and rent figures.

Both the non-market housing and private SRO stock figures are based on the number of open units. 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.



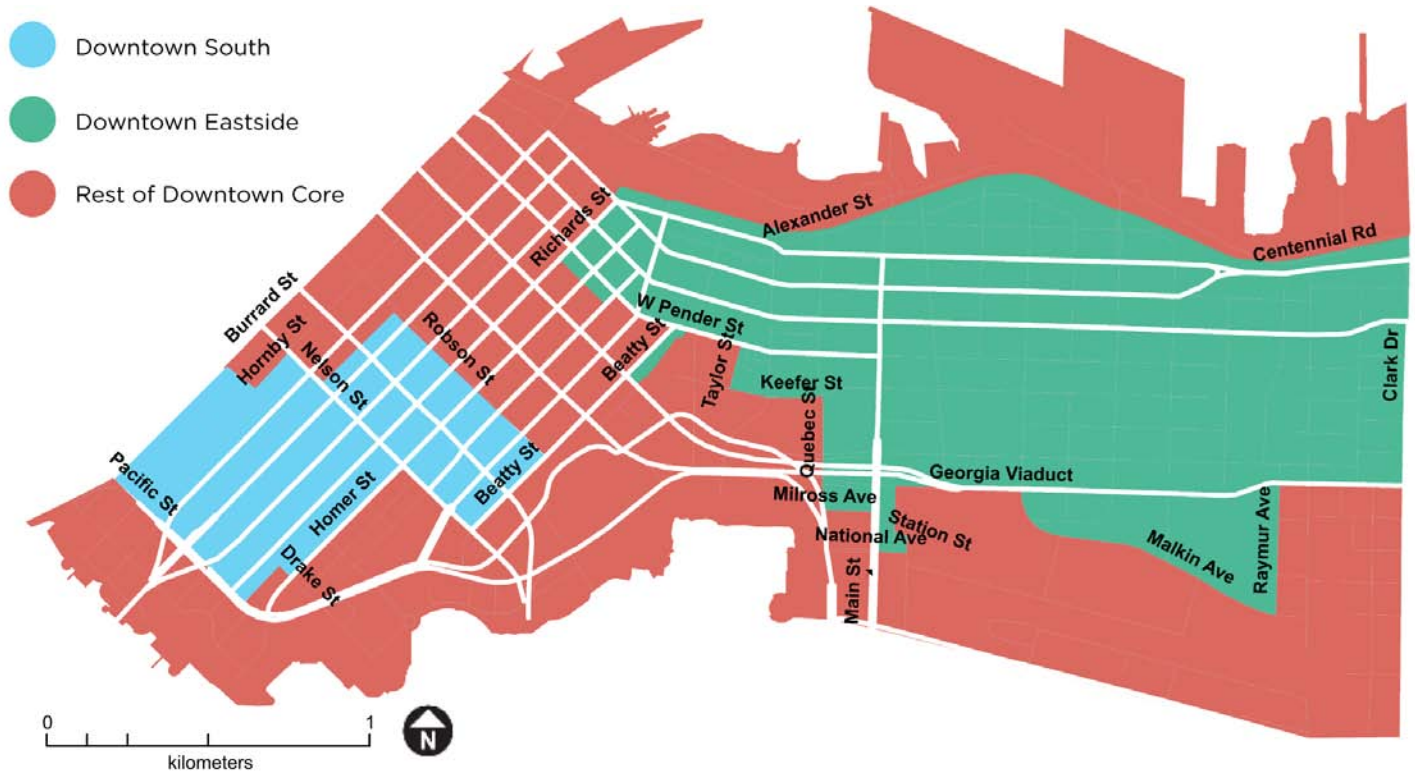




235 E Hastings, Empress Hotel, Privately Owned SRO



**Figure 1:** Downtown Core Geographic Study Area



## OVERALL STOCK AND CHANGE: PRIVATE SROS AND NON-MARKET HOUSING IN THE DOWNTOWN CORE

### 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 2019, the Downtown Core contained an estimated 14,128 private SRO and non-market units, including 4,055 (27%) private SRO rooms and 10,073 (72%) non-market units. Of the 10,073 non-market units in the Downtown Core, 8,620 (86%) are designated for singles.

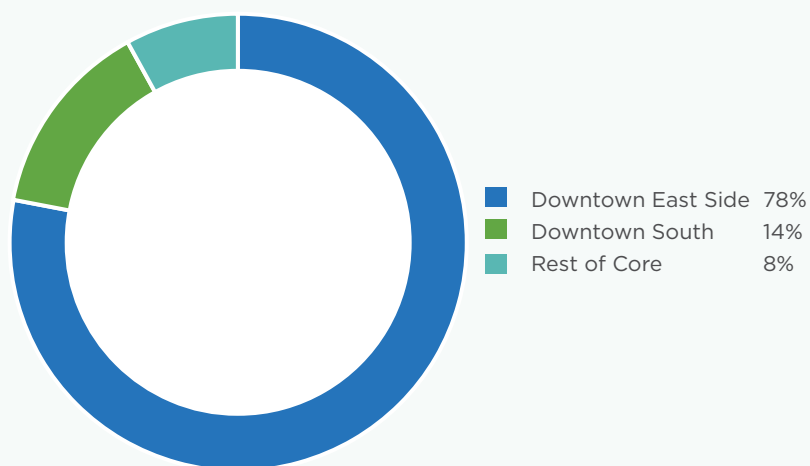
The majority of the Downtown Core's private SROs and non-market housing stock is located in the Downtown Eastside, which contains 78% of all units. Another 14% of the stock is in the Downtown South, while the remaining 8% are in the Rest of the Downtown Core area. Over the last four years, the overall change for private SROs and the total non-market housing stock in the Downtown Core was a net positive gain of approximately 428 units, or an increase of 3%.

**Table 1:** Private SRO and Non-Market Housing Stock in the Downtown Core, December 2019

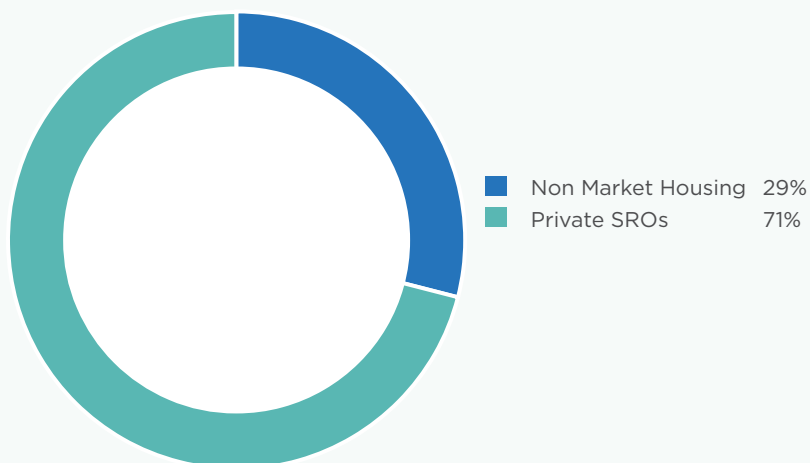
Sub-areas	BUILDINGS			UNITS		
	Total	SROs	Non-market	Total	SROs	Non-market
Downtown Eastside	222	94	128	11055	3510	7545
Downtown South	23	5	18	1914	301	1613
Rest of Core	17	5	12	1159	244	915
<b>Total</b>	<b>262</b>	<b>104</b>	<b>158</b>	<b>14128</b>	<b>4055</b>	<b>10073</b>

**Figure 2:**

Private SRO & Non-Market Housing Stock by Sub Area and type December 2019 | BY SUB-AREA



Private SRO & Non-Market Housing Stock by Sub Area and type December 2019 | BY HOUSING TYPE



**Table 2:** Change in Private SRO and Total Non Market Housing Stock in the Downtown Core, **December 2017 – December 2019**

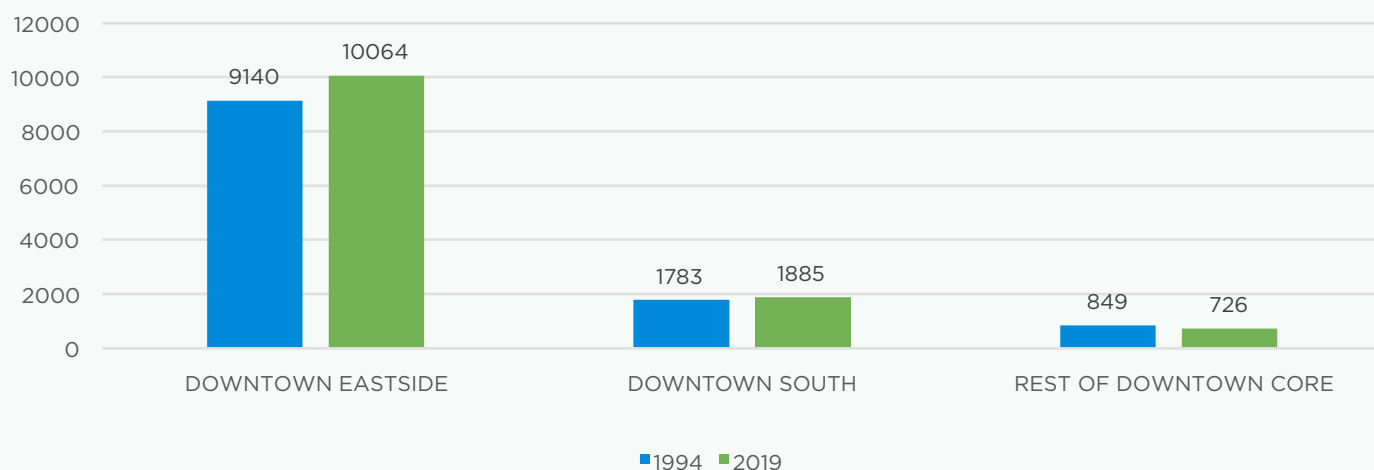
Sub-areas	UNITS			
	SROs	Non-Market	Total	%
Downtown Eastside	-158	532	374	3.5%
Downtown South	-52	0	-52	-3%
Rest of Core	-163	98	261	29%
<b>Total</b>	<b>-47</b>	<b>630</b>	<b>583</b>	<b>4%</b>

**Table 3:** Change in Private SRO and Non Market Housing in Singles Stock in the Downtown Core, **December 2017 – December 2019**

Sub-areas	UNITS			
	SROs	Non-Market	Total	%
Downtown Eastside	-158	506	348	2%
Downtown South	-52	-4	-56	-3%
Rest of Core	-163	91	254	43%
<b>Total</b>	<b>-47</b>	<b>593</b>	<b>-546</b>	<b>3%</b>

**Figure 3:**

SRO & Non-Market housing for singles stock in the Downtown Core, Jan 1994-2019

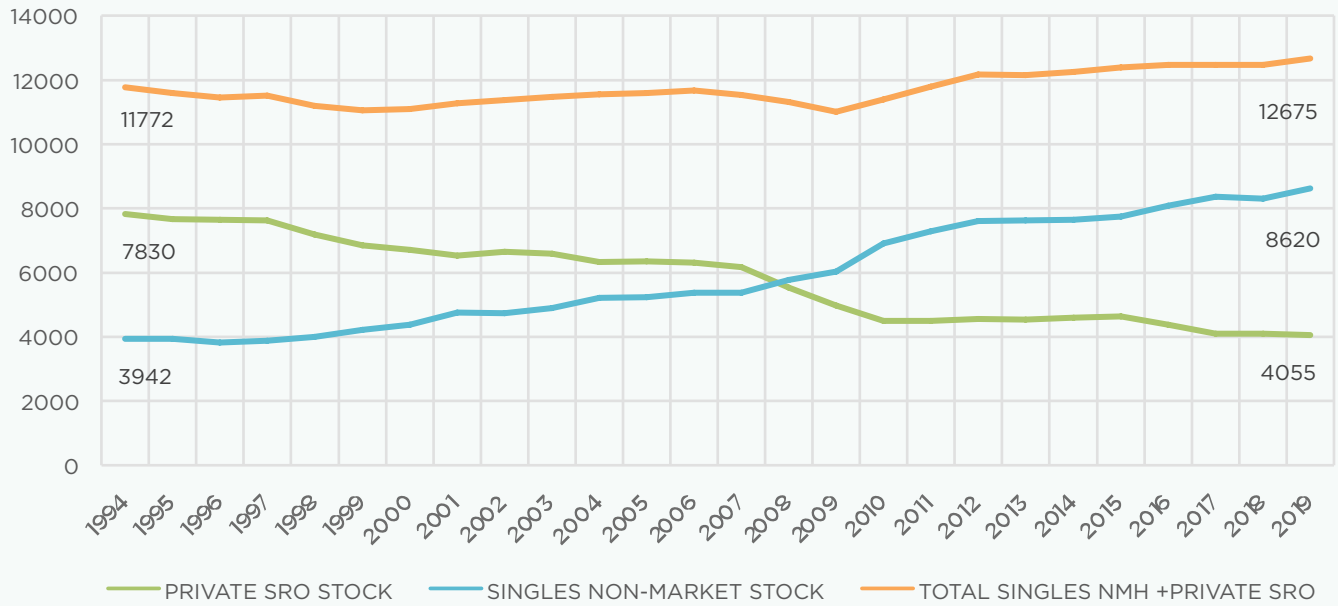


Since 1994, there has been a gradual increase in the combined number of private SROs and non-market housing for singles in the Downtown Core, with a declining private SRO stock and an increasing non-market singles stock. Over the last two years (2017-2019), this trend has continued, with the private SRO stock in the Downtown Core decreasing by 47 units, or 1%, and the non-market housing for singles stock increasing by 630 units, or 6%.

The overall change for private SROs and non-market housing for singles in the Downtown Core was a net positive gain of approximately 391 units, or an increase of 3%. As of December 2019, there were a total of 4,055 private SRO rooms and 8,620 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.

**Figure 4:** Change in Private SROs and Non-Market Housing for Singles, 1994-2019

**Historical Change (1994-2019)**



# NON-MARKET HOUSING IN THE DOWNTOWN CORE

## TOTAL NON-MARKET HOUSING STOCK IN THE DOWNTOWN CORE

Non-market housing includes newly built social housing, as well as government-owned SROs in which the rooms and affordable rent levels are secured by legal agreements. As of December 2019, the Downtown Core contained an estimated 10,073 non-market housing units. Seventy-eight per cent of the Downtown Core's non-market units are in the DTES, 14% 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. The Downtown Core also has a higher proportion of studio/bachelor units than the rest of the city.

## CHANGE IN THE NON-MARKET HOUSING STOCK IN THE DOWNTOWN CORE

In contrast to 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 43% in the rest of the city. Figure 5 depicts the locations of occupied non-market housing projects in the Downtown Core.

**Table 4:** Total Occupied Non-Market Housing Stock by Unit Type, December 2019

Sub-areas	Projects	Rooms	Studio	1 bed	2 bed	3 bed	4 bed	Total
<b>Downtown Eastside</b>	128	2332	2593	1336	532	359	65	<b>7217</b>
<b>Downtown South</b>	18	270	946	323	25	0	0	<b>1564</b>
<b>Rest of Core</b>	12	248	45	177	250	126	33	<b>879</b>
<b>Total Core</b>	158	2850	3584	1836	807	485	98	<b>9660</b>
<b>Rest of City</b>	368	574	4253	4027	3805	2641	415	<b>15715</b>
<b>Total City</b>	526	3424	7837	5863	4612	3126	513	<b>25375</b>

The conversion of private SROs to non-market housing brings the buildings under government ownership and non-profit management, ensuring greater security of tenure, affordable rents and more supportive environments. However, non-market SROs are usually not self-contained units and the building life spans are much shorter than that of newly built projects. In recent years, many privately-owned SROs have transitioned to 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 5,325 units, more than doubling the stock. Seventy five percent of these units are in the Downtown Eastside, 16% in the Downtown South, and 9% in the Downtown Core. Approximately one fifth of these units are converted SROs, while the remainder represent units in newly built social housing projects.

Since 2016, the total non-market housing stock in the Downtown Core increased by 514 units, or 4%. This was largely due to the opening of four Temporary Modular Housing sites in the Downtown Core, which added 228 units of supportive housing to neighbourhood. Two housing projects at 292 E Hastings (104 units) and 41 E Hastings (120 units), which both opened in 2018, also contributed to the increase in non-market housing stock in the Downtown Core.

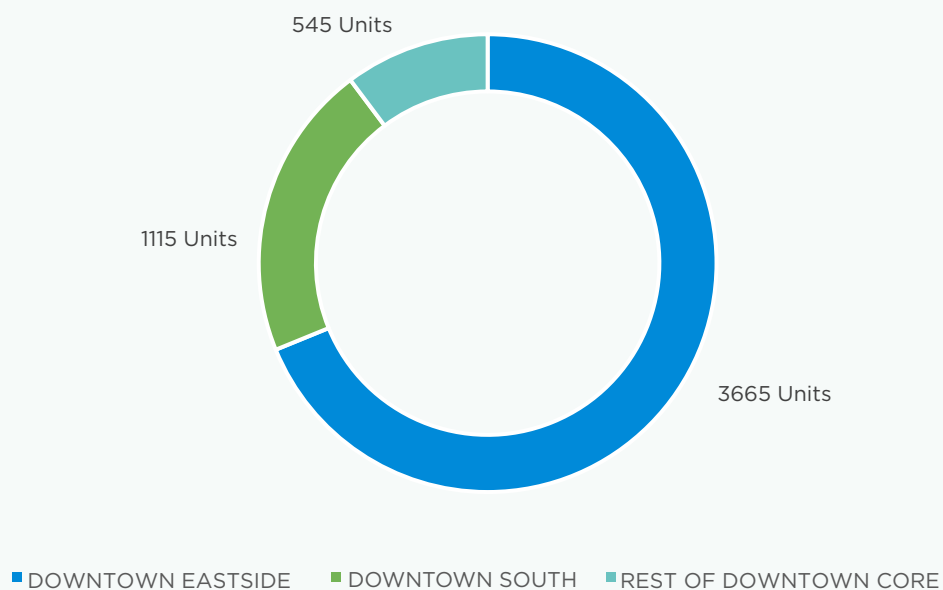
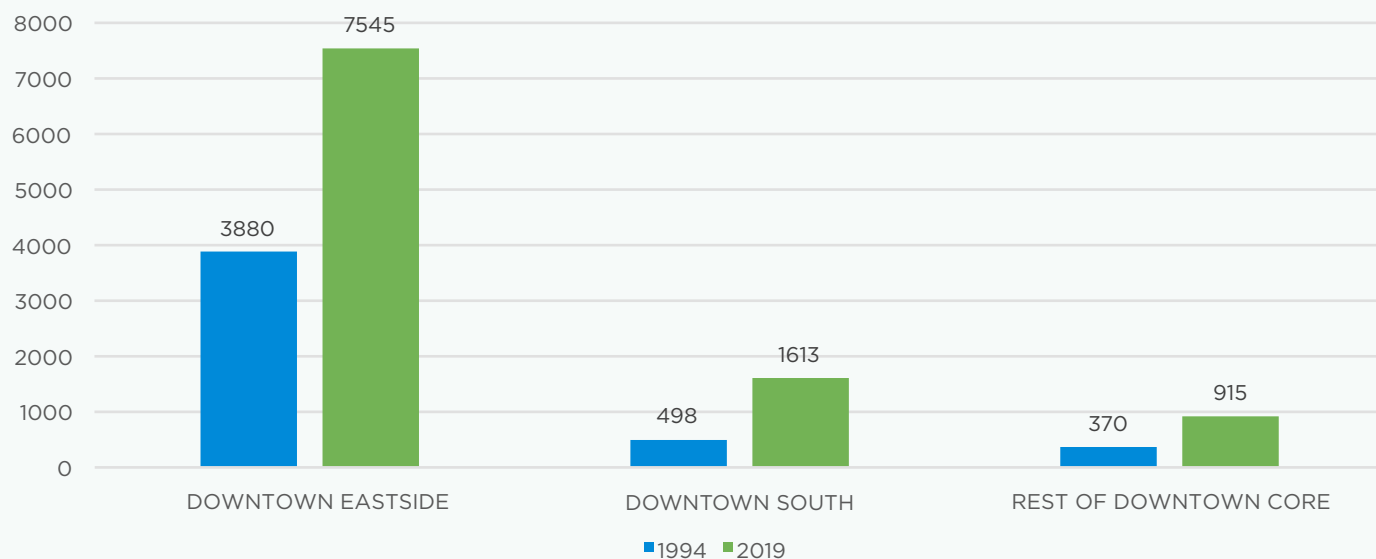


**Figure 5:** Location of Occupied Non-Market Housing Stock in the Downtown Core, December 2019



**Figure 6:** Change in the Non-Market housing stock, 1994-2019

Sub-areas	1994	2019	Difference
Downtown Eastside	3880	7545	3665
Downtown South	498	1613	1115
Rest of Downtown Core	370	915	545
<b>Total Downtown Core</b>	<b>4748</b>	<b>10073</b>	<b>5325</b>





**Table 6: Non-Market Housing Project Completions and Reductions 2017-2019**

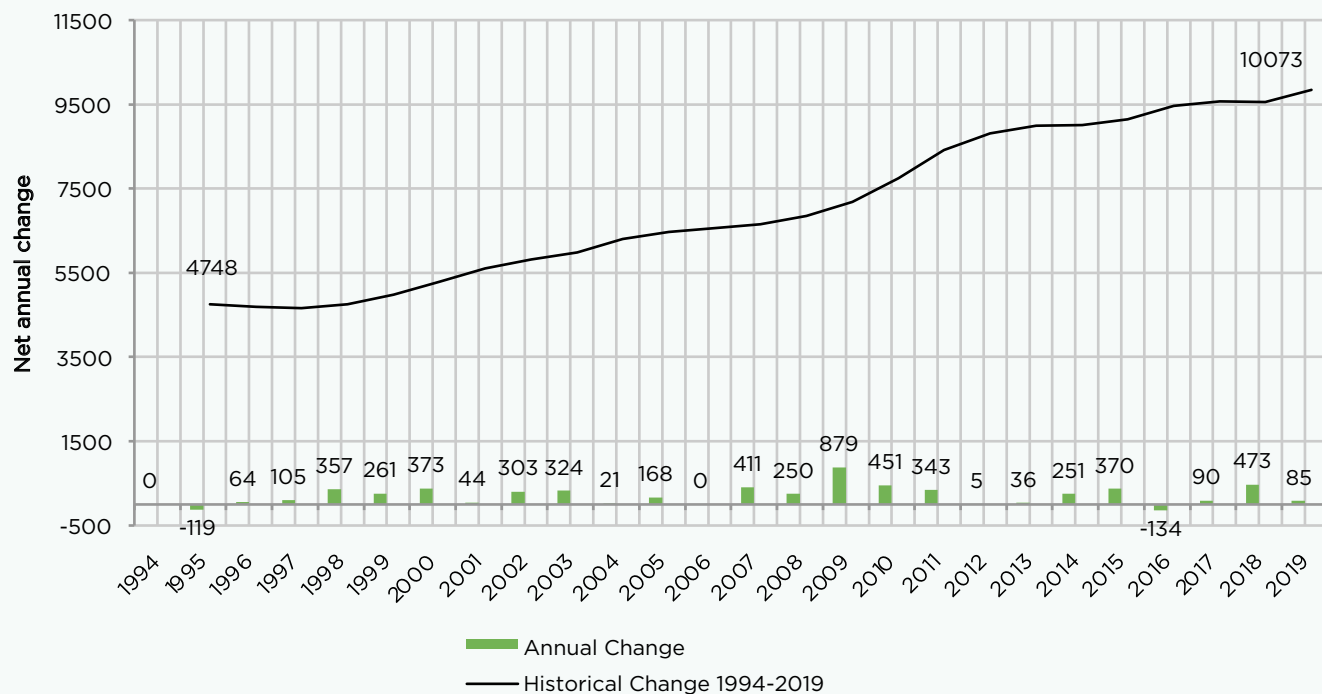
Downtown Eastside			
Address	Type	Notes	Units
41 E Hastings	NEW CONSTRUCTION		120
525 Powell	NEW CONSTRUCTION	Temporary Modular Housing	39
1131 Franklin	NEW CONSTRUCTION	Temporary Modular Housing	39
288 - 292 E Hastings	NEW CONSTRUCTION		104
947 E Hastings	NEW CONSTRUCTION		70
179 Main St	NEW CONSTRUCTION		9
258 Union St (formerly 898 Main St)	NEW CONSTRUCTION	Temporary Modular Housing	52
35 W Cordova St / 33 W Cordova St (Stanley New Fountain)	DEMOLITION		-80
Rest Of Downtown Core			
610 and 620 Cambie St	NEW CONSTRUCTION	Temporary Modular Housing	98
<b>Total</b>			451



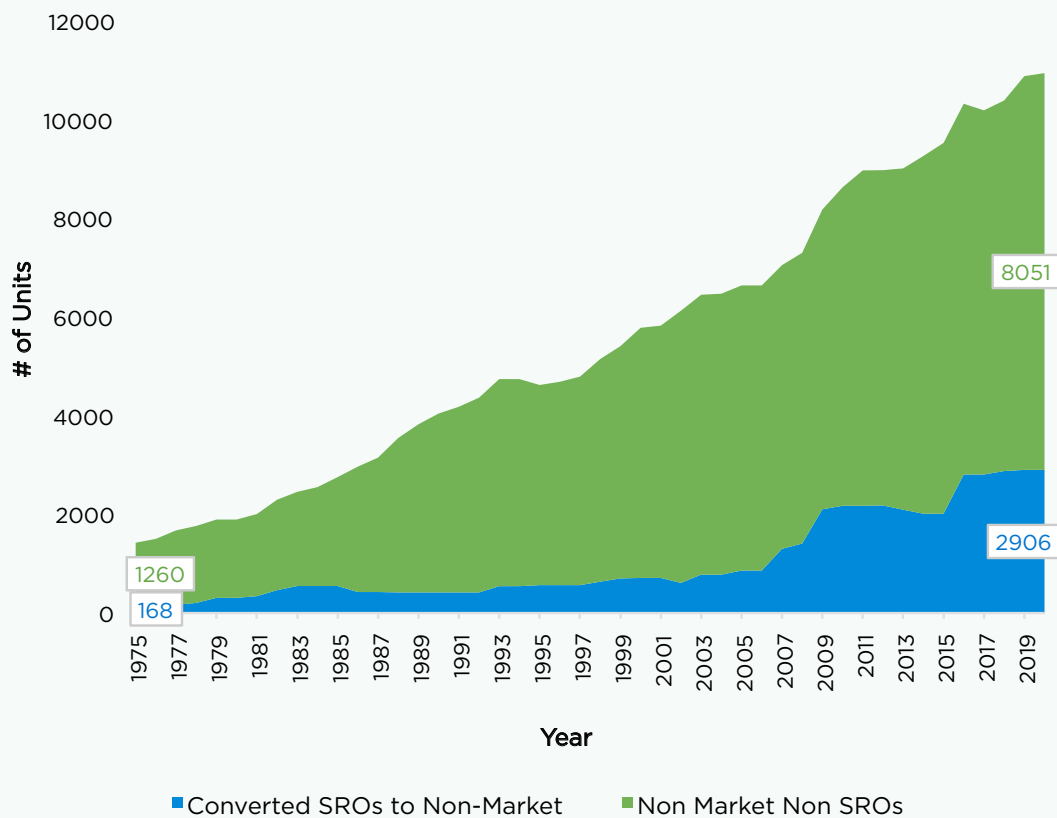
1038 Main, Ivanhoe Hotel, Privately Owned SRO



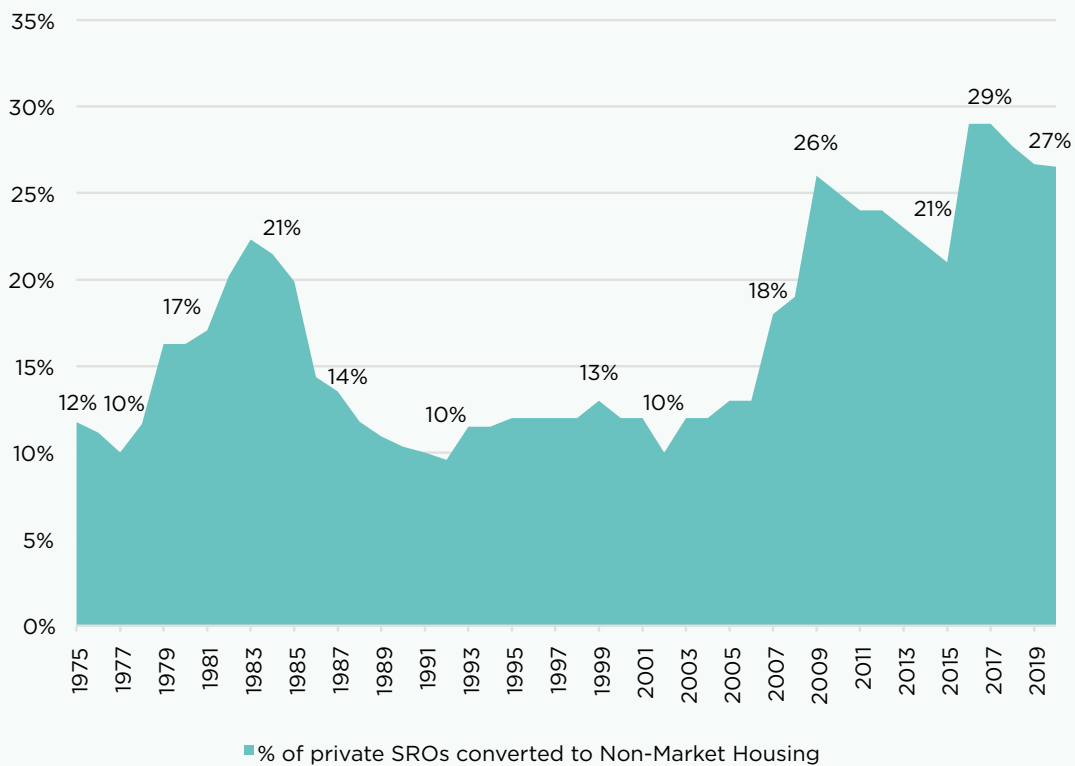
**Figure 7:** Change in total Non-Market housing stock in Downtown Core 1994-2019



**Figure 8: Non-Market SRO Conversions: Cumulative Non-Market Stock in Downtown Core 1975-2019**



**Figure 9: Non-Market SRO Conversions: SROs as Non-Market Housing stock, 1975 - 2019**



# PRIVATE SRO STOCK IN THE DOWNTOWN CORE

## 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 December 2019, the Downtown Core contained 113 private SRO buildings, including 17 residential hotels and 97 rooming houses. Eighty seven percent of the open private SRO stock is located in the Downtown Eastside, 7% is in the Downtown South and 6% is in the rest of the Downtown Core. Out of the 113 private SROs that were operational in the City in December 2019, staff were able to administer surveys in 103 buildings, with a total of 3,980 rooms Appendix C provides a list of open private SROs operating in 2019, 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.



## CHANGE IN PRIVATE SRO STOCK SINCE 1994

Changes in the SRO stock can occur for a variety of reasons. Since the enactment of the SRA By-Law in 2003, all changes to the existing SRO stock (including conversions or demolitions) require Council approval of an SRA permit. The primary reasons for closures include:

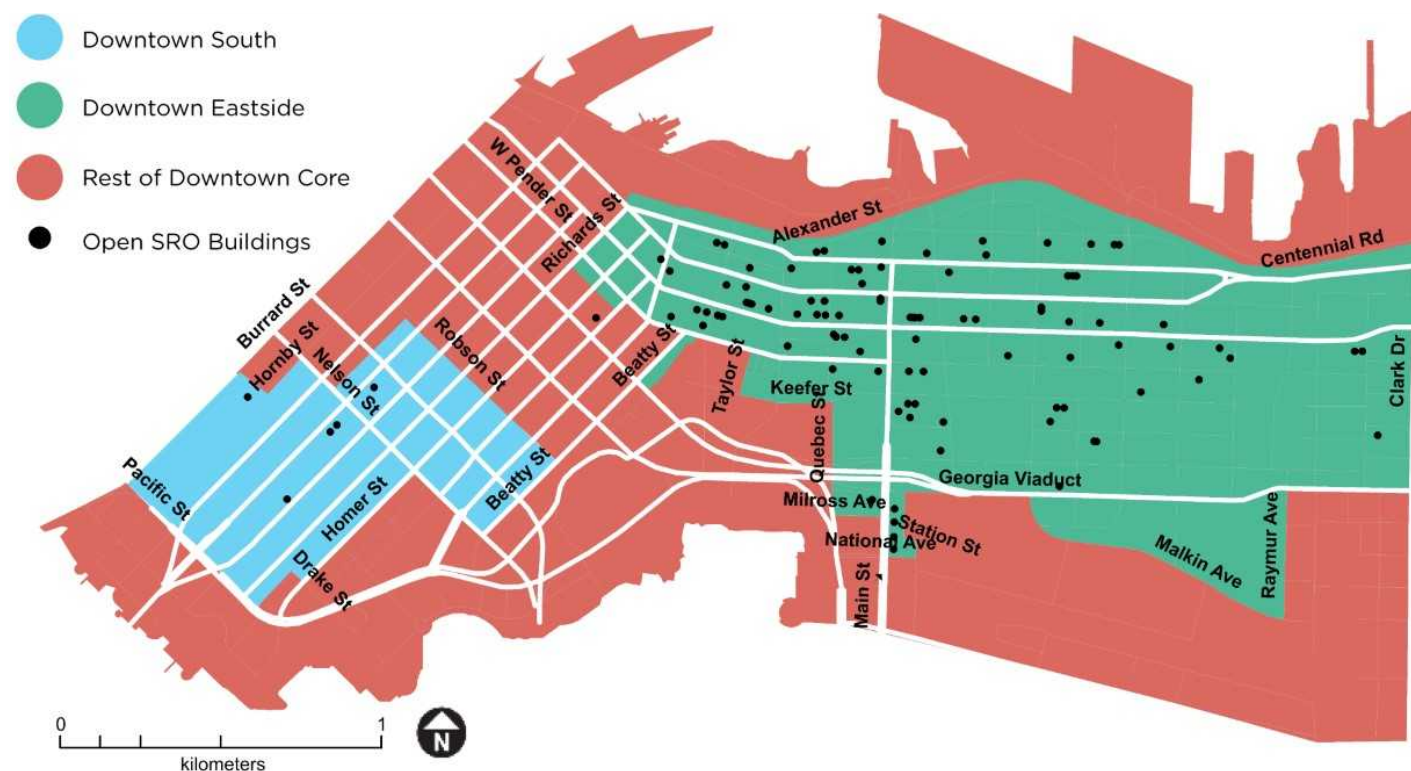
- **City-ordered closure due to safety:** The City's Fire, Building, and Standards of Maintenance Bylaws require SROs to meet specified safety standards. If buildings are not in compliance and the safety of residents is at risk, the City will order a building closure. In some cases, upgrading costs may lead the operator to close a portion 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 in the existing stock. Today, redevelopments are primarily due to government-led replacement of existing SROs as new social housing, such as the Stanley New Fountain Hotel and Roddan Lodge.
- **Fire:** Historically, fires have been one of the major causes of SRO loss, affecting both open buildings as well as those that have been closed.
- **Renovations/ conversions:** Units can be temporarily removed due to renovations or permanently removed if there is a change of use, which requires an SRA permit.

**Table 7:** Operating Private SRO Stock: Residential Hotel & Rooming House Stock December 2019

Sub-areas	BUILDINGS			ROOMS		
	Total	Residential Hotels	Rooming Houses	Residential Hotels	Rooming Houses	Total
Downtown Eastside	104	16	88	1083	2471	3510
Downtown South	4	0	5	301	0	301
Rest of Core	5	1	4	15	178	244
<b>Total Downtown Core</b>	<b>114</b>	<b>17</b>	<b>97</b>	<b>1399</b>	<b>2649</b>	<b>4055</b>



**Figure 10:** Location of Private SRO Buildings in the Downtown Core, December 2019

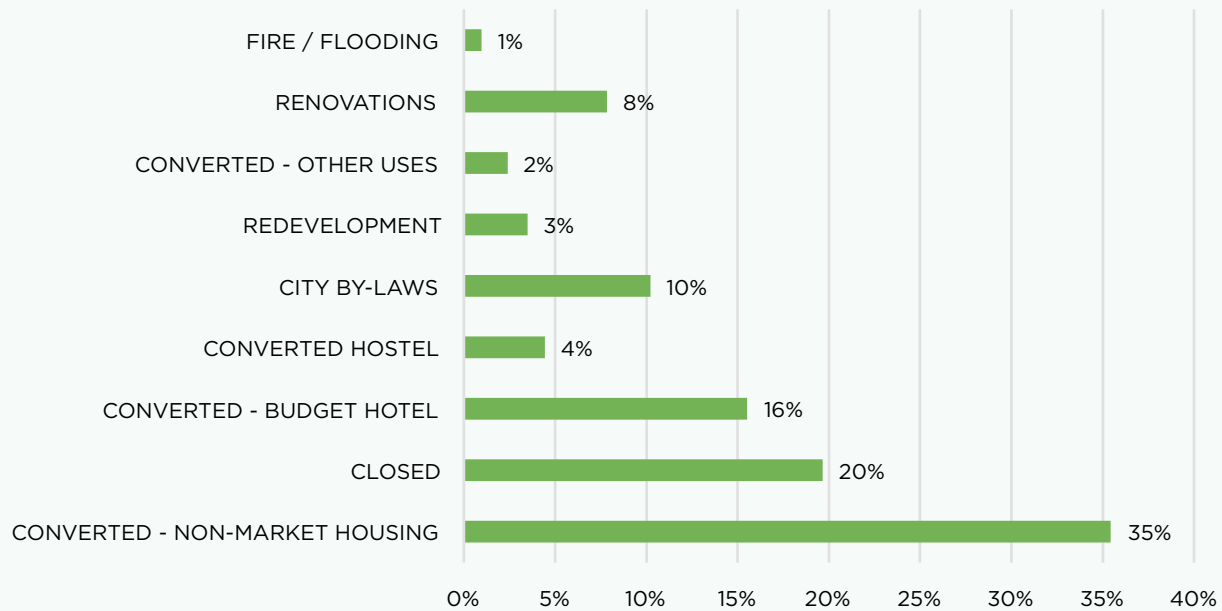


Since 1994, the private SRO stock has decreased by almost half, from 7,830 units in 1994 to 4,055 units in December 2019. The subarea with the highest rate of loss was the Rest of the Downtown Core. Figure 11 shows the private SRO losses over this time period, categorized by the reason for the loss. The most significant source of private SRO loss has been conversion of rooms to non-market housing.

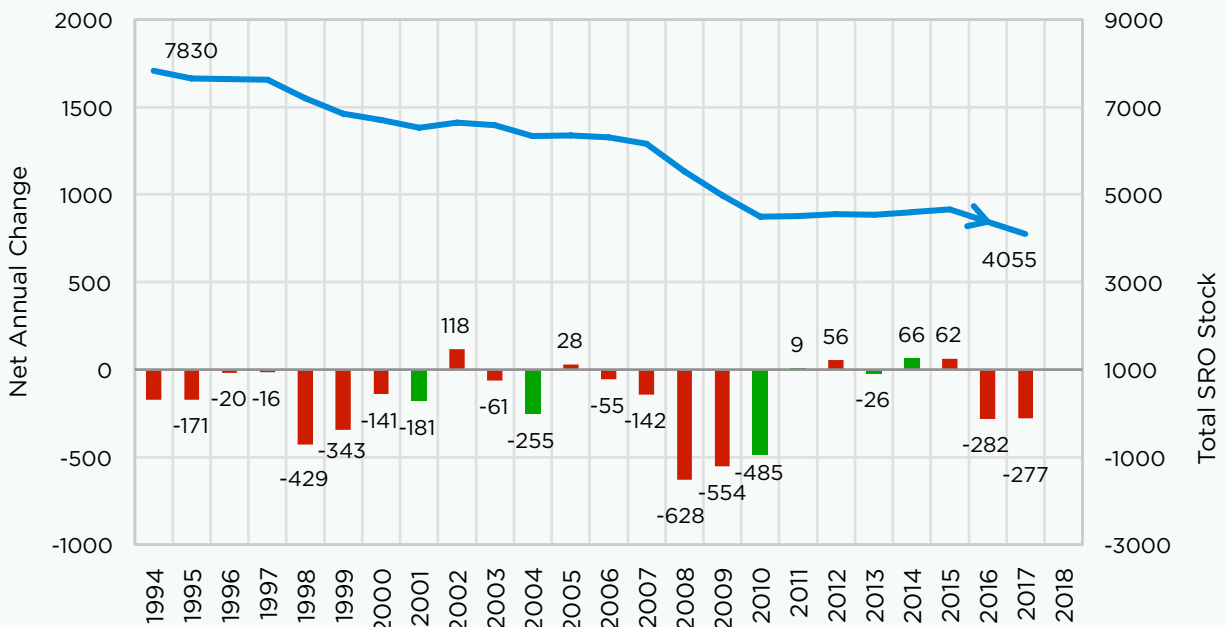
Between December 2017 and December 2019, 210 rooms were lost and 163 rooms were gained in the Downtown Core, resulting in a net loss of 47 rooms. Losses included 320 rooms across the Balmoral and Regent Hotels, which were closed by the City due to unsafe conditions in 2017 and 2019. Room gains were primarily due to previously closed units in partially vacant buildings coming back online.

For this report staff surveyed several SRO buildings which were not captured in the 2015 and 2017 reports, but were included in all previous Low-Income Housing Surveys the City has administered. These buildings include the Alexander Apartments (21 units), Hamilton Apartments (40 units), the Flint Residence (91 units) and the Princeton Hotel (15 units). Although the buildings are located outside the geographic study (figure 1), including these building is a more accurate representation of the SRO stock in Vancouver, and consistent with the historical survey methodology. It should be noted that the addition of these buildings in the 2019 survey contributed to the gain in SRO units in the Rest of the Downtown Core sub area.

**Table 7:** Net SRO Losses Categorized, January 1994 - December 2019

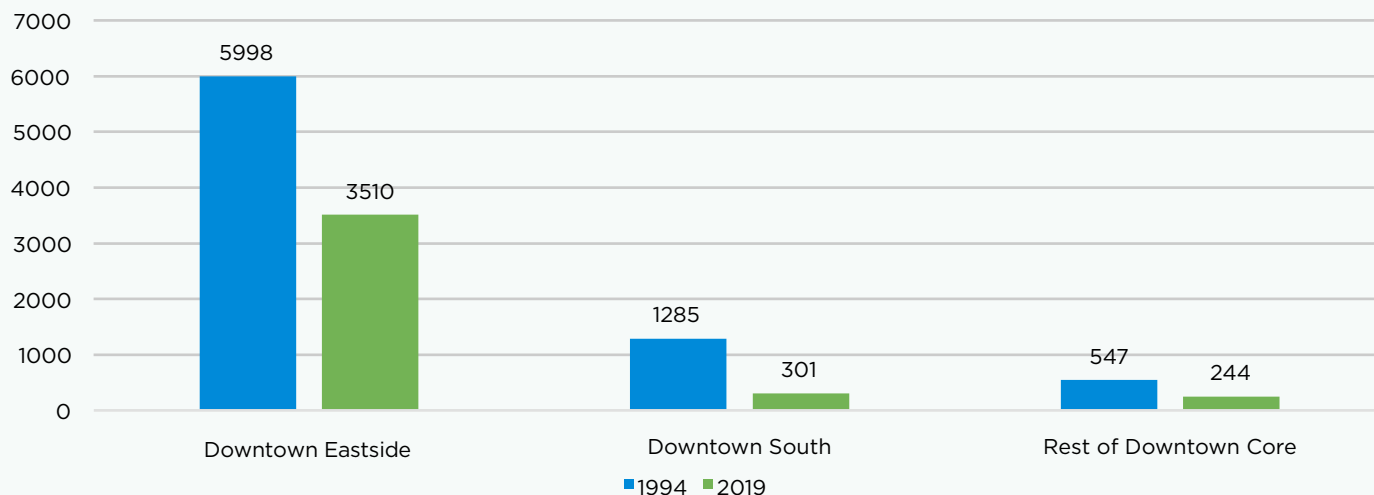


**Figure 12:** Change In Private SRO Units, January 1994 - December 2019



**Figure 13:** Change in Private SRO Units, Jan 1994-2019

Sub-areas	1994	2019
Downtown Eastside	5998	3510
Downtown South	1285	301
Rest of Downtown Core	547	244
<b>Total Downtown Core</b>	<b>7830</b>	<b>4055</b>



## VACANCY RATES IN THE PRIVATE SRO STOCK

In the survey, building managers are asked to indicate the total rooms that are open and available for rent, but currently vacant. Of the buildings that were surveyed, 140 units were noted as vacant, indicating a vacancy rate of 3%. This is consistent with the prevailing trend of progressively lower vacancy rates over the years, which have fallen by 11% since 1992.

## RENTAL RATES IN THE PRIVATE SRO STOCK

The majority of SRO tenants are single people receiving income assistance. As a result, rents have traditionally been set at or around the shelter component of income assistance, which has remained at \$375/month for the last thirteen years. However, as Figures 15 and 16 demonstrate, 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

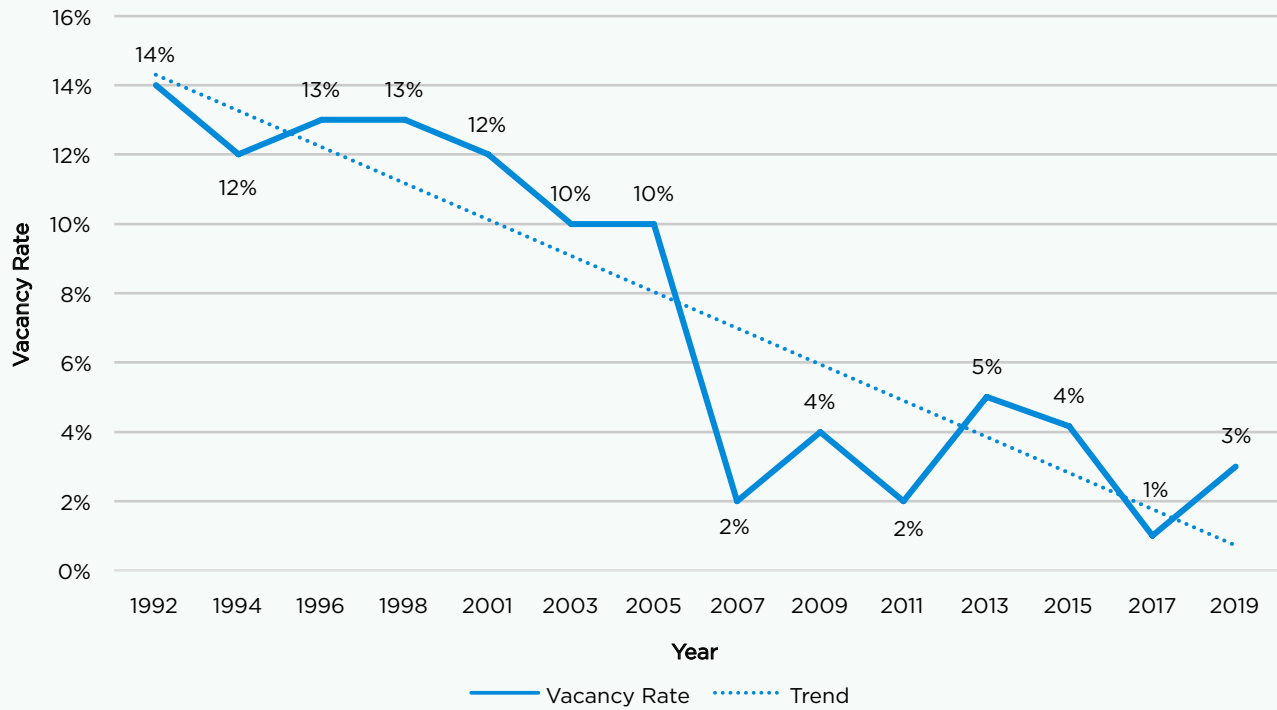
above \$451 has nearly tripled. Figure 16 shows a 50% increase in units renting at \$375 in the Rest of Downtown Core study area, this increase is due to the inclusion of previously unsurveyed buildings between 2009 and 2017.

Rents across the 77 privately-owned buildings that are also privately operated (2,665 rooms) averaged \$643 in 2019, and only 77 rooms across 8 buildings in this group still rent at or below \$375 a month. Finally, between 2015 and 2019, the number of buildings with average rents of \$700 or more increased from 14 buildings (363 rooms) to 23 buildings (769 rooms) in 2019.

Table 8 shows average monthly rents by subarea in December 2019 across the whole private SRO stock, including those that are owned and operated by Chinese societies, and those that have non-profit operators. The lowest average rents were in the Downtown South at \$452, followed by the Rest of Downtown Core at \$559 and the Downtown Eastside at \$571. Over the last decade, average rents in the Downtown Core have increased by 33%. 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 but often result in 'renovictions' and rent increases.



**Table 14:** Indicative Vacancy Rates in the Private SRO Stock 1992-2019







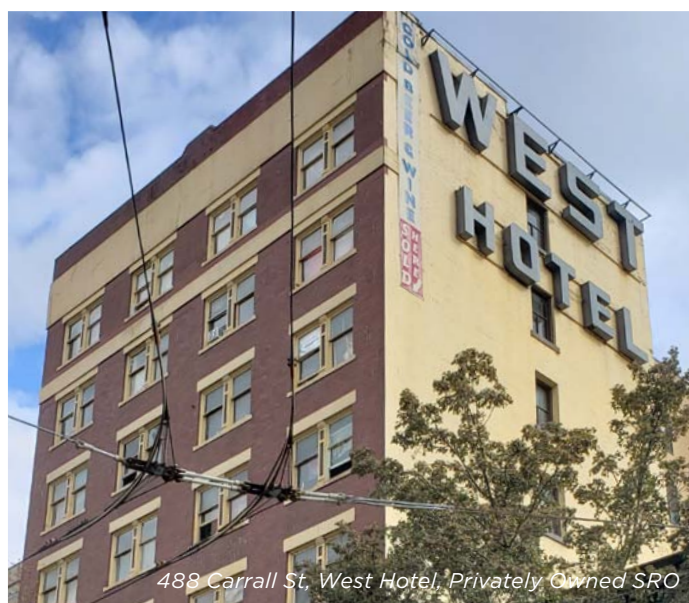
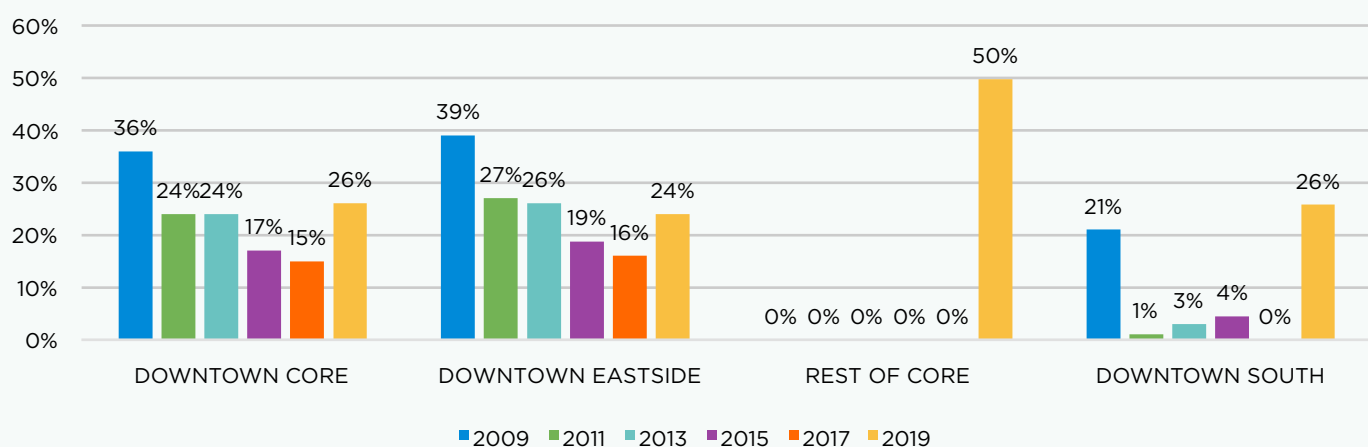


**Table 8:** Average rents in the private SRO stock, 2019

Sub-areas	Average Rent 2017	AVERAGE RENT IN 2019	% CHANGE IN AVERAGE RENT 2017-2019
Downtown Eastside	\$525	\$571	8.8%
Downtown South	\$457	\$452	-1.1%
Rest of Downtown Core	\$606	\$559	-7.8%
Grand Total	\$520	\$561	7.9%

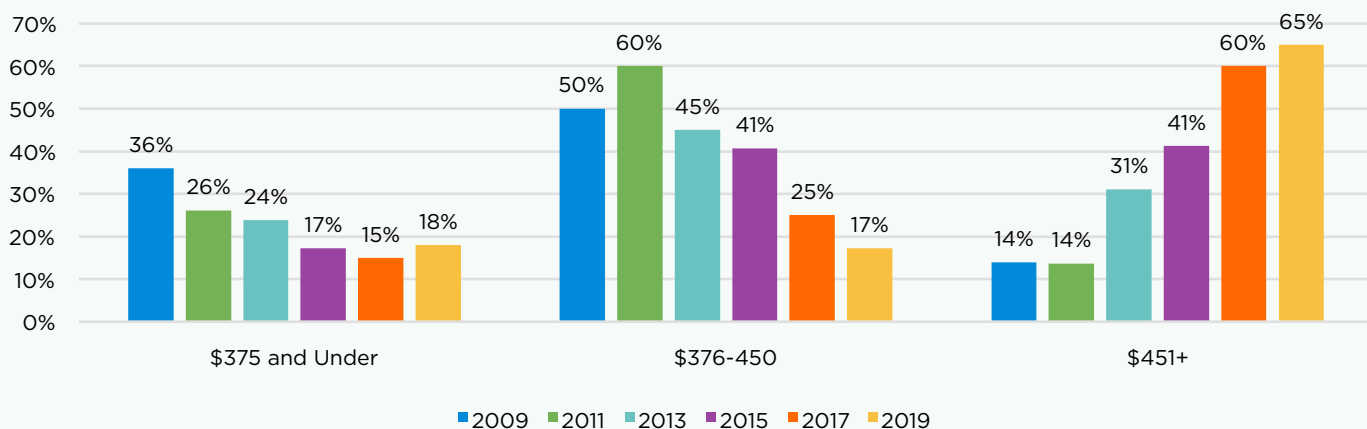
**Figure 15:** Proportion of Private SRO Rooms Renting at \$375 or Less By Subareas 2009-2019

Sub-areas	2009	2011	2013	2015	2017	2019
Downtown Core	36%	24%	24%	17%	15%	26%
Downtown Eastside	39%	27%	26%	19%	16%	24%
Rest of Core	0%	0%	0%	0%	0%	50%
Downtown South	21%	1%	3%	4%	0%	26%



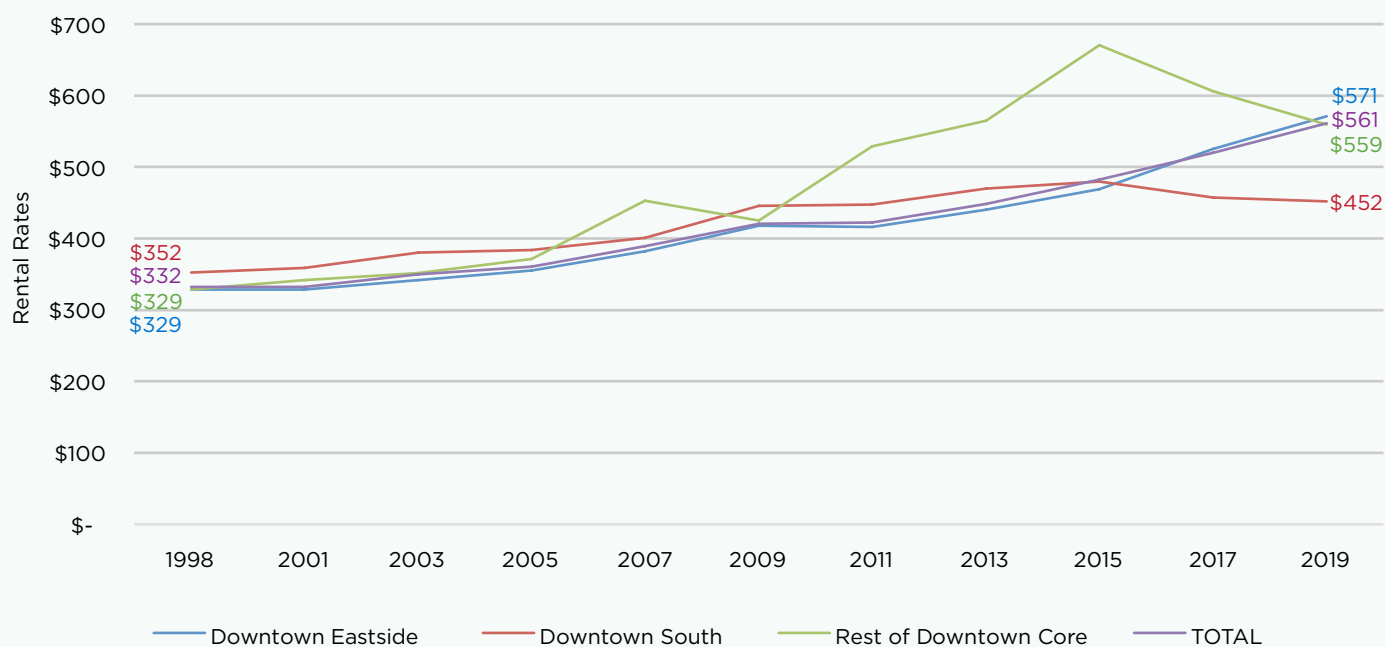
**Figure 16:** Changes in private SRO distribution of average rents 2007-2019

Rent Range	2009	2011	2013	2015	2017	2019
<b>\$375 and Under</b>	36%	26%	24%	17%	15%	18%
<b>\$376-450</b>	50%	60%	45%	41%	25%	17%
<b>\$451+</b>	14%	14%	31%	41%	60%	65%



**Figure 17:** Changes in private SRO distribution of average rents 2007-2019

Sub-areas	1998	2001	2003	2005	2007	2009	2011	2013	2015	2017	2019
<b>Downtown Eastside</b>	\$329	\$329	\$342	\$355	\$382	\$418	\$416	\$440	\$469	\$525	\$571
<b>Downtown South</b>	\$352	\$359	\$380	\$384	\$401	\$446	\$447	\$470	\$480	\$457	\$452
<b>Rest of Downtown Core</b>	\$329	\$342	\$352	\$371	\$453	\$425	\$529	\$565	\$670	\$606	\$559
<b>TOTAL</b>	<b>\$332</b>	<b>\$334</b>	<b>\$350</b>	<b>\$361</b>	<b>\$389</b>	<b>\$421</b>	<b>\$422</b>	<b>\$448</b>	<b>\$483</b>	<b>\$520</b>	<b>\$561</b>



# GLOSSARY

**Converted SRO**

In this report the term refers to an SRO building that was originally part of the private stock and has transitioned to non-market housing. More broadly, the term 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.

**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 seasonal resource workers. Today, SROs are considered a last resort before homelessness for many of the city's low-income residents.

**Sleeping unit**

A single room with no private bathroom or cooking facilities.

**Single Room Accommodation (SRA)**

A terms used to describe all of the rooms that were designated by the Single Room Accommodation (SRA) By-Law in 2003. It includes all rooming houses and residential hotels in the Downtown Core, as well as all non-market housing with rooms or studio units that are 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 as these rooms could re-open as housing in the future.

# APPENDIX A: DATA TABLES: 1970-2019

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
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	-168	3,943	-168	356	-3	80	-1
2017	4,211	-109	3,775	-107	353		80	
2018	4,102	-153	3,668	-158	353	-52	81	
2019	3,949	106	3,510		301		81	163
2020	4,055		3,510		301		244	

TABLE A2 NON-MARKET DOWNTOWN CORE UNITS - JANUARY 2020

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	9,376	32	7,189	32	1,370		817	
2017	9,408	111	7,221	-132	1,370	-243	817	
2018	9,519	371	7,089	371	1,613	0	817	
2019	9,890	183	7,460	85	1,613		817	98
2020	10,073		7,545		1,613		915	

TABLE A3 DOWNTOWN CORE PRIVATE NON-MARKET SINGLES - JANUARY 1970 - JANUARY 2020

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	29	6,162	112	1,402	-42	521	-41
2017	8,114	71	6,274	153	1,360	-224	480	
2018	8,185	348	6,121	348	1,584		480	
2019	8,533	85	6,469	85	1,584		480	
2020	8,618		6,554		1,584		480	



# 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.

- 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.

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;

NAME	COMMENT	ADDRESS		
<b>ABBOTSFORD HOTEL</b>	See DAYS INN	921	W	PENDER
<b>ABBOTT HOUSE</b>	See CENTRAL CITY MISSION	233		ABBOTT
<b>ABBOTT MANSIONS</b>		404		ABBOTT
<b>ACME ROOMS</b>	DEMOLISHED	753		POWELL
<b>ADORA COURT</b>	See LUCKY ROOMS	468		UNION
<b>AFTON HOTEL / ROOMS</b>		249	E	HASTINGS
<b>AH CHEW HOTEL/ROOMS</b>	See ASIA HOTEL	139	E	PENDER
<b>ALBANY ROOMS</b>	See REGAL HOTEL	1046		GRANVILLE
<b>ALCAZAR HOTEL</b>	TOURIST HOTEL- DEMOLISHED	337		DUNSMUIR
<b>ALESIA HOTEL</b>	See PHOENIX HOTEL	237	E	HASTINGS
<b>ALEX ROOMS</b>	CONVERTED TO DWELLING UNITS	662		ALEXANDER
<b>ALEXANDER RESIDENCE</b>		58		ALEXANDER
<b>ALEXANDER Court of Revision</b>		90		ALEXANDER
<b>ALEXANDER ROOMS</b>	See SEAVIEW APARTMENTS	362		ALEXANDER
<b>ALHAMBRA HOTEL</b>	CONVERTED TO COMMERCIAL USES	8		WATER
<b>ALLEN ROOMS / HOTEL</b>	CONVERTED TO RETAIL/OFFICES	810		GRANVILLE
<b>ALMER HOTEL</b>	DEMOLISHED	610	W	CORDOVA
<b>ALTER ROOMS</b>	DEMOLISHED	620		POWELL
<b>ALVIN ROOMS</b>	See CORDOVA'S RESIDENCE	56	E	CORDOVA
<b>AMBASSADOR HOTEL (A)</b>	See GRANVILLE GRAND HOTEL	1212		GRANVILLE
<b>AMBASSADOR HOTEL (B)</b>	DEMOLISHED	773		SEYMOUR
<b>AMERICA ROOMS</b>	DEMOLISHED	226		POWELL
<b>AMERICAN HOTEL</b>	See OLD AMERICAN HOTEL	928		MAIN
<b>ANCHOR HOTEL</b>	See WALTON ROOMS	90		ALEXANDER
<b>ANDREW HOTEL/ROOMS</b>	DEMOLISHED	952		HORNBY

NAME	COMMENT	ADDRESS		
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		575	E	PENDER
(A)				
ARLINGTON ROOMS (B)	CONVERTED TO RETAIL/OFFICES	304	W	CORDOVA
ARNOLD APARTMENTS	DWELLING UNITS	1130		GRANVILLE
ARISTOCRAT	See ARISTOCRATIC ROOMS	634		MAIN
ARISTOCRATIC HOTEL /	DEMOLISHED	634		MAIN
ROOMS				
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	CLOSED	159	E	HASTINGS
BARRON HOTEL	CONVERTED TO TOURIST - See NELSON PLACE	1006		GRANVILLE
	HOTEL			
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	1006		GRANVILLE
	HOTEL			
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



NAME	COMMENT	ADDRESS		
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		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	DEMOLISHED	1336		GRANVILLE
CENTENNIAL HOTEL/HOUSE	See CENTENNIAL ROOMS	346		POWELL
CENTENNIAL ROOMS	CLOSED	346		POWELL
CENTRAL CITY MISSION	SNRF - CONVERTED TO CONDOS	233		ABBOTT
CENTRAL HOTEL	CONVERTED TO NON-MARKET - See CENTRAL	44	E	CORDOVA
	RESIDENCE			
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

NAME	COMMENT	ADDRESS		
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	515		SEYMOUR
	HOSTEL			
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	DEMOLISHED	1390		GRANVILLE
	CONTINENTAL			
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	TOURIST HOTEL	921	W	PENDER
VANCOUVER				

NAME	COMMENT	ADDRESS		
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)	DEMOLISHED	606		POWELL
DRAKE HOTEL (B)	See JOHNSON BLOCK	536		DRAKE
DREXEL HOTEL/ROOMS	See CANADIAN NORTH STAR	5	W	HASTINGS
DRIARD HOTEL *	DEMOLISHED	1027	W	PENDER
DUFFERIN ROOMS *	DEMOLISHED	121	E	2ND
DUNLEVY HOTEL / ROOMS	See NEW WINGS HOTEL	143		DUNLEVY
DUNSMUIR HOTEL	See DUNSMUIR INTERNATIONAL VILLAGE	500		DUNSMUIR
DUNSMUIR HOUSE	See DUNSMUIR INTERNATIONAL VILLAGE	500		DUNSMUIR
DUNSMUIR INTERNATIONAL VILLAGE	CLOSED	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

NAME	COMMENT	ADDRESS		
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	71		ALEXANDER
	RESIDENCE			
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	237		MAIN
	ROOMS			
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	1018		GRANVILLE
	BACKPACKERS			
GLENHOLME APARTMENTS	DWELLING UNITS - CONVERTED TO OFFICES	1241		HOMER
GLOBAL VILLAGE	See SAMESUN BACKPACKERS	1018		GRANVILLE
BACKPACKERS				
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

NAME	COMMENT	ADDRESS		
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	1176		GRANVILLE
	HOTEL			
HOTEL CLIFTON	CLOSED	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 MAPLE	See HOTEL WASHINGTON	177	E	HASTINGS
HOTEL MARTINIQUE	See HOTEL CALIFORNIA	1176		GRANVILLE
HOTEL PACIFIC	See GEORGIA ROOMS	634	E	GEORGIA

NAME	COMMENT	ADDRESS		
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	CONVERTED TO NON MARKET HSG	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

NAME	COMMENT	ADDRESS		
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

NAME	COMMENT	ADDRESS		
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	DEMOLISHED	268		POWELL
(A)				
MING SUNG READING ROOMS	CLOSED	439		POWELL
(B)				
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	44	E	CORDOVA
	RESIDENCE			
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	45	W	CORDOVA
	FOUNTAIN			
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 /	CONVERTED TO DWELLING UNITS	255	E	GEORGIA
ROOMS				
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	235		MAIN
	ROOMS			
NEWPORT HOTEL	See GRANVILLE HOTEL	1261		GRANVILLE
NEWTON LODGE/ROOMS	See SILVER LODGE	176		POWELL
NG SUI SAN ASSOCIATION	CLOSED	389	E	HASTINGS



NAME	COMMENT	ADDRESS		
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

NAME	COMMENT	ADDRESS		
PATRICIA HOTEL	See BUDGET INN PATRICA HOTEL	403	E	HASTINGS
PATRICK ANTHONY		561	E	HASTINGS
RESIDENCE				
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	CLOSED	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	See PORTLAND HOTEL	412		CARRALL
HOTELS				
RAINIER HOTEL	CONVERTED TO NON-MARKET	309		CARRALL
REGAL APTS / ROOMS	See ARNOLD APARTMENTS	1130		GRANVILLE
REGAL HOTEL		1046		GRANVILLE

NAME	COMMENT	ADDRESS		
REGAL PLACE HOTEL	CONVERTED TO NON-MARKET	144	W	HASTINGS
REGENT HOTEL	CLOSED	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	374		POWELL
	HOTEL			
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	1025		GRANVILLE
	CENTRAL			
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		635	E	HASTINGS
(A)				
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

NAME	COMMENT	ADDRESS		
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	21	W	CORDOVA
	FOUNTAIN			
STANLEY/NEW FOUNTAIN	DEMOLISHED	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

NAME	COMMENT	ADDRESS		
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)	DEMOLISHED - REPLACED WITH NON MARKET HSG	41	E	HASTINGS
VANCOUVER DOWNTOWN INN	See OLD AMERICAN HOTEL	928		MAIN
VANCOUVER TSUNG TSIN (HAKKA) ASSOCIATION		542		KEEFER
VANPORT HOTEL	DEMOLISHED	645		MAIN



NAME	COMMENT	ADDRESS		
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.	DEMOLISHED	320	E	PENDER
(A)				
YIN PING BENEVOLENT SOC.		414		COLUMBIA
(B)				
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 DECEMBER 2019

## OPEN PRIVATE SRO BUILDINGS

STUDY AREA	SUB-AREA	NAME	ADDRESS	HOUSING TYPE	TOTAL UNITS SURVEYED
DOWNTOWN EASTSIDE					
	VICTORY SQUARE	ABBOTT MANSIONS	84 W HASTINGS	ROOMING HOUSE	70
	OPPENHEIMER	ACADEMY HOUSE	103 E HASTINGS	ROOMING HOUSE	9
	OPPENHEIMER	AFTON HOTEL / ROOMS	249 E HASTINGS	ROOMING HOUSE	39
	GASTOWN	ALEXANDER COURT	103 COLUMBIA	ROOMING HOUSE	34
	VICTORY SQUARE	ARGYLL HOTEL	100 W HASTINGS	ROOMING HOUSE	48
	STRATHCONA	ARLINGTON ROOMS (B)	575 E PENDER	ROOMING HOUSE	30
	CHINATOWN	ARNO ROOMS	291 E GEORGIA	ROOMING HOUSE	31
	CHINATOWN	ASIA HOTEL	137 E PENDER	ROOMING HOUSE	35
	HASTINGS CORRIDOR	ASTORIA HOTEL (A)	769 E HASTINGS	RES HOTEL	84
	OPPENHEIMER	B.C. ROOMS / JACKSON ROOMS	306 JACKSON	ROOMING HOUSE	36
	OPPENHEIMER	BELMONT STUDENT RESIDENCE	239 E HASTINGS	ROOMING HOUSE	17
	OPPENHEIMER	BRANDIZ HOTEL	122 E HASTINGS	RES HOTEL	101
	VICTORY SQUARE	CHELSEA INN	33 W HASTINGS	ROOMING HOUSE	28
	CHINATOWN	CHINESE FREEMASONS	110 E PENDER	ROOMING HOUSE	6
	THORNTON PARK	COBALT HOTEL	915 MAIN	RES HOTEL	86
	GASTOWN	COLONIAL RESIDENCE	114 WATER	ROOMING HOUSE	116
	VICTORY SQUARE	COSMOPOLITAN HOTEL	29 W HASTINGS	ROOMING HOUSE	21
	OPPENHEIMER	COSY CORNER INN / 412 COLUMBIA	100 E HASTINGS	ROOMING HOUSE	4
	CHINATOWN	CREEKSIDE STUDENTS RESIDENCES	796 MAIN	ROOMING HOUSE	26
	GASTOWN	DANNY'S INN/ ROOMS	325 CAMBIE	ROOMING HOUSE	17
	OPPENHEIMER	DECKER RESIDENCE	504 ALEXANDER	ROOMING HOUSE	37
	OPPENHEIMER	DODSON ROOMS	23 E HASTINGS / 25 E HASTINGS	RES HOTEL	70
	THORNTON PARK	ELECTRIC OWL	928 MAIN	RES HOTEL	40
	OPPENHEIMER	EMPRESS HOTEL	235 E HASTINGS	RES HOTEL	73
	OPPENHEIMER	EMPRESS ROOMS	362 ALEXANDER	ROOMING HOUSE	29
	STRATHCONA	GEORGIA MANOR	634 E GEORGIA	ROOMING HOUSE	28
	GASTOWN	GLORY HOTEL	202 CARRALL	ROOMING HOUSE	42

STUDY AREA	SUB-AREA	NAME	ADDRESS	HOUSING TYPE	TOTAL UNITS SURVEYED
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DOWNTOWN EASTSIDE (Continued)

VICTORY SQUARE	GOLDEN CROWN HOTEL	116 W HASTINGS	ROOMING HOUSE	27
VICTORY SQUARE	GRAND UNION HOTEL	74 W HASTINGS	RES HOTEL	35
GASTOWN	HAMPTON HOTEL	122 POWELL	ROOMING HOUSE	46
OPPENHEIMER	HAMPTON ROOMS	568 POWELL	ROOMING HOUSE	17
OPPENHEIMER	HARBOUR ROOMS	230 PRINCESS	ROOMING HOUSE	13
GASTOWN	HILDON HOTEL	40 W CORDOVA	RES HOTEL	113
STRATHCONA	HING MEE SOCIETY	553 PRIOR	ROOMING HOUSE	4
STRATHCONA	HIPPO STUDIOS	406 UNION	ROOMING HOUSE	15
OPPENHEIMER	HOLBORN HOTEL	367 E HASTINGS	ROOMING HOUSE	33
THORNTON PARK	IVANHOE HOTEL	1038 MAIN	RES HOTEL	80
OPPENHEIMER	JACKSON ROOMS	322 JACKSON	ROOMING HOUSE	20
STRATHCONA	KEEFER APARTMENTS	727 KEEFER	ROOMING HOUSE	12
STRATHCONA	KEEFER LODGE	558 KEEFER	ROOMING HOUSE	14
CHINATOWN	KEEFER ROOMS	218 KEEFER	ROOMING HOUSE	46
OPPENHEIMER	KING ROOMS	326 POWELL	ROOMING HOUSE	36
OPPENHEIMER	KYE7E (KEY-YA)	301 MAIN	ROOMING HOUSE	11
OPPENHEIMER	LAUREL APARTMENTS	610 ALEXANDER	ROOMING HOUSE	41
STRATHCONA	LEW MAO WAY TONG ASSOCIATION	349 E PENDER	ROOMING HOUSE	9
OPPENHEIMER	LION HOTEL	316 POWELL	ROOMING HOUSE	78
VICTORY SQUARE	LOTUS HOTEL	455 ABBOTT	RES HOTEL	108
GASTOWN	LUCKY LODGE	132 POWELL	ROOMING HOUSE	54
CHINATOWN	LUNG JEN BENEVOLENT	240 KEEFER	ROOMING HOUSE	2
OPPENHEIMER	MAIN HOTEL/ ROOMS (A)	117 MAIN	ROOMING HOUSE	29
CHINATOWN	MAY WAH HOTEL	254 E PENDER	ROOMING HOUSE	95
STRATHCONA	METRO RESIDENCE	527 E GEORGIA	ROOMING HOUSE	35
GASTOWN	METROPOLE HOTEL	320 ABBOTT	RES HOTEL	59
GASTOWN	MEVILLE ROOMS	322 CAMBIE	ROOMING HOUSE	9
OPPENHEIMER	MT EVEREST ROOMS	242 E HASTINGS	ROOMING HOUSE	19
GASTOWN	NEW COLUMBIA HOTEL	303 COLUMBIA	RES HOTEL	53
STRATHCONA	NEW LUCKY ROOMS	466 UNION	ROOMING HOUSE	13
CHINATOWN	NEW SUN AH HOTEL	100 E PENDER	ROOMING HOUSE	41
OPPENHEIMER	NG SUI SAN ASSOCIATION	389 E HASTINGS	ROOMING HOUSE	5
OPPENHEIMER	NO. 5 ORANGE	203 MAIN	RES HOTEL	5
CHINATOWN	PACIFIC ROOMS	507 MAIN	ROOMING HOUSE	30

STUDY AREA	SUB-AREA	NAME	ADDRESS	HOUSING TYPE	TOTAL UNITS SURVEYED
DOWNTOWN EASTSIDE (Continued)					
	VICTORY SQUARE	PALACE HOTEL	37 W HASTINGS	RES HOTEL	30
	OPPENHEIMER	PATRICK ANTHONY RESIDENCE	561 E HASTINGS	ROOMING HOUSE	53
	STRATHCONA	PENDER LODGE	431 E PENDER	ROOMING HOUSE	27
	CHINATOWN	PENDER PLACE	228 E PENDER	ROOMING HOUSE	23
	STRATHCONA	PENDER RESIDENCE	832 E PENDER	ROOMING HOUSE	19
	OPPENHEIMER	PERSOPOLISE	83 E HASTINGS	ROOMING HOUSE	19
	OPPENHEIMER	POWELL ROOMS	556 POWELL	ROOMING HOUSE	22
	OPPENHEIMER	PRINCESS ROOMS (A)	215 PRINCESS	ROOMING HOUSE	41
	OPPENHEIMER	SEREENA'S PLACE	395 POWELL	ROOMING HOUSE	52
	OPPENHEIMER	SHAMROCK HOTEL	635 E HASTINGS	ROOMING HOUSE	27
	VICTORY SQUARE	SILVER/AVALON HOTEL	165 W PENDER	ROOMING HOUSE	80
	STRATHCONA	ST. ELMO HOTEL/ ROOMS	425 CAMPBELL	ROOMING HOUSE	18
	OPPENHEIMER	STAR BEACH HAVEN	658 ALEXANDER	ROOMING HOUSE	17
	THORNTON PARK	STATION HOTEL	1010 MAIN	ROOMING HOUSE	31
	OPPENHEIMER	SUMMER HOTEL	341 E HASTINGS	ROOMING HOUSE	34
	OPPENHEIMER	THE HEATLEY BLOCK	684 E HASTINGS	ROOMING HOUSE	16
	OPPENHEIMER	TOI SHAN BENEVOLENT	237 E HASTINGS	ROOMING HOUSE	27
	GASTOWN	TRAVELLER'S HOTEL	57 W CORDOVA	ROOMING HOUSE	52
	OPPENHEIMER	TRIPLE SIX / OCEAN ROOMS	666 ALEXANDER	ROOMING HOUSE	4
	GASTOWN	UNITED ROOMS	139 E CORDOVA	ROOMING HOUSE	42
	STRATHCONA	VANCOUVER SUNG CHING ASSOCIATION	542 KEEFER	ROOMING HOUSE	6
	HASTINGS CORRIDOR	VERNON APARTMENTS	1168 E HASTINGS	ROOMING HOUSE	11
	OPPENHEIMER	VET'S ROOMS	307 MAIN	ROOMING HOUSE	9
	CHINATOWN	WEST HOTEL	488 CARRALL	RES HOTEL	95
	GASTOWN	WINTER'S RESIDENCE	100 WATER / 203 ABBOTT	ROOMING HOUSE	82
	GASTOWN	WONDER ROOMS	50 E CORDOVA	ROOMING HOUSE	38
	HASTINGS CORRIDOR	WOODBINE HOTEL	782 E HASTINGS	ROOMING HOUSE	42
	HASTINGS CORRIDOR	YIN PING BENEVOLENT SOCIETY	414 COLUMBIA	ROOMING HOUSE	14
	OPPENHEIMER		1190 E HASTINGS	ROOMING HOUSE	29
	CHINATOWN		209 HEATLEY	ROOMING HOUSE	9
	OPPENHEIMER		221 E GEORGIA	ROOMING HOUSE	16
	OPPENHEIMER		259 Powell	ROOMING HOUSE	35

STUDY AREA	SUB-AREA	NAME	ADDRESS	HOUSING TYPE	TOTAL UNITS SURVEYED
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#### DOWNTOWN EASTSIDE (Continued)

GASTOWN		5 W Hastings	ROOMING HOUSE	28
OPPENHEIMER		55 POWELL	ROOMING HOUSE	23
STRATHCONA		77 E HASTINGS	ROOMING HOUSE	18
THORNTON PARK		812 KEEFER	ROOMING HOUSE	8
OPPENHEIMER		956 MAIN	ROOMING HOUSE	21
STRATHCONA		1218 E GEORGIA	ROOMING HOUSE	5
STRATHCONA		628 E GEORGIA	ROOMING HOUSE	11
HASTINGS CORRIDOR		872 E HASTINGS	ROOMING HOUSE	5
CHINATOWN		628 MAIN	ROOMING HOUSE	7

#### DOWNTOWN SOUTH

	CANADIAN HOTEL	1203 SEYMOUR	ROOMING HOUSE	6
	MURRAY HOTEL	1117 HORNBY	ROOMING HOUSE	80
	REGAL HOTEL	1044 GRANVILLE	ROOMING HOUSE	76
	SIESTA ROOMS	932 GRANVILLE	ROOMING HOUSE	62
	VOGUE HOTEL	1060 GRANVILLE	ROOMING HOUSE	77

#### REST OF DOWNTOWN CORE

	ALEXANDER APTS	326 WOODLANDS	ROOMING HOUSE	21
	DEL MAR HOTEL	553 HAMILTON	ROOMING HOUSE	26
	FLINT RESIDENCE	1516 POWELL	ROOMING HOUSE	91
	HAMILTON APTS	1895 POWELL	ROOMING HOUSE	40
	PRINCETON HOTEL	1907 POWELL	RES HOTEL	15

### CLOSED PRIVATE SRO BUILDINGS

STUDY AREA	NAME	ADDRESS	CLOSED UNITS	YEAR CLOSED
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#### DOWNTOWN EASTSIDE

	320 UNION	7	2003
BALMORAL HOTEL	159 E HASTINGS	165	2017
REGENT HOTEL	160 E HASTINGS	153	2018
CENTENNIAL ROOMS	346 POWELL ST	13	2014
CAMBIE HOSTEL (PUB 340)	340 CAMBIE	44	2009

#### REST OF DOWNTOWN CORE

DUNSMUIR INTERNATIONAL VILLAGE	502 DUNSMUIR	167	2015
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#### DOWNTOWN SOUTH

HOTEL CLIFTON	1125 GRANVILLE	73	2015
STATE HOTEL	876 GRANVILLE	73	1975



# APPENDIX D:

## NON-MARKET HOUSING, DECEMBER 2019

NAME	ADDRESS	UNIT TYPE				UNIT SIZE					
		SENIORS	FAMILIES	OTHER	TOTAL	ROOMS	BACH	1BED	2BED	3BED	4BED
1005 STATION STREET	1005 STATION ST	0	0	80	80	0	70	10	0	0	0
1105 SEYMOUR / 1107 SEYMOUR	1107 SEYMOUR (1105 SEYMOUR)	0	0	81	81	0	18	44	19	0	0
1115, 1131, 1141 FRANKLIN ST	1131 FRANKLIN STREET	0	0	39	39	39	0	0	0	0	0
1134 BURRARD ST	1134 BURRARD ST	0	0	141	141	0	141	0	0	0	0
179 MAIN	179 MAIN ST, VANCOUVER, BC	0	0	9	9	0	9	0	0	0	0
188 KEEFER	188 KEEFER	22	0	0	22	0	22	0	0	0	0
258 UNION ST	258 UNION ST, VANCOUVER, BC	0	0	52	52	0	52	0	0	0	0
288 - 292 E HASTINGS	288 E HASTINGS	0	0	104	104	104	0	0	0	0	0
525 POWELL STREET	525 POWELL STREET	0	0	39	39	39	0	0	0	0	0
566 POWELL STREET	566 POWELL ST	0	0	12	12	12	0	0	0	0	0
ALEXANDER	626 ALEXANDER	0	0	5	5	0	5	0	0	0	0
ALEXANDER HOUSE	176 ALEXANDER ST	81	0	0	81	0	0	77	0	0	0
ALEXANDER RESIDENCE	58 ALEXANDER ST	30	0	0	30	30	0	0	0	0	0
ALEXANDER STREET CO-OP / DERA	638 ALEXANDER ST	0	5	51	56	0	33	8	5	0	0
ANTOINETTE LODGE	535 E CORDOVA ST	78	0	0	78	71	0	0	0	0	0
ARCO HOTEL	81 - 83 W PENDER ST	0	0	63	63	63	0	0	0	0	0
BANTLEMAN COURT	600 VERNON DR	0	0	15	15	0	0	13	0	0	0
BELCOURT	947 E HASTINGS	0	0	70	70	23	30	17	0	0	0
BELKIN HOUSE	555 HOMER ST	0	0	0	0	0	0	0	0	0	0
BILL HENNESSY PLACE	501 E HASTINGS ST	0	17	53	70	0	24	23	17	0	0
B'NAI B'RITH MANOR	1260 HOWE ST	65	0	0	65	0	0	62	0	0	0

NAME	ADDRESS	UNIT TYPE				UNIT SIZE					
		SENIORS	FAMILIES	OTHER	TOTAL	ROOMS	BACH	1BED	2BED	3BED	4BED
BRIDGE HOUSING	100 E CORDOVA ST	0	0	36	36	0	0	32	0	0	0
BRIDGET MORAN PLACE	668 POWELL ST	0	0	61	61	0	60	0	0	0	0
BRIDGEVIEW PLACE	238 DAVIE ST	55	12	5	72	0	0	56	12	0	0
BROOKLAND COURT	540 HELMCKEN ST	78	0	0	78	0	70	5	0	0	0
BRUCE ERIKSEN PLACE	380 MAIN ST	0	0	35	35	0	32	0	0	0	0
BUDZEY BUILDING	220 PRINCESS AV	0	27	119	147	0	100	14	10	11	0
CANDELA PLACE	1265 GRANVILLE ST	0	0	63	63	0	56	1	0	0	0
CECILIA HOUSE	315 POWELL ST	0	0	8	8	0	8	0	0	0	0
CENTRAL RESIDENCE	42 E CORDOVA ST	0	0	65	65	65	0	0	0	0	0
CHAU LUEN TOWER	325 KEEFER ST	82	0	0	82	0	73	9	0	0	0
CHINA VILLA	300 E PENDER ST	50	0	0	50	47	3	0	0	0	0
CHINATOWN LIONS MANOR I	830 CAMPBELL AVE	68	0	0	68	0	56	9	0	0	0
CHINATOWN LIONS MANOR III	102 MAIN ST	54	0	0	54	0	6	45	0	0	0
CHINATOWN LIONS MANOR-PHASE II	830 CAMPBELL AVE	18	0	0	18	0	14	3	0	0	0
CHINESE FREEMASON'S MANOR	768 PRIOR ST	81	0	0	81	0	0	79	0	0	0
CHINESE UNITED CHURCH LODGE	430 DUNLEVY AVE	29	0	0	29	0	0	17	12	0	0
CITY GATE CO-OP	188 MILROSS AVE	0	92	10	102	0	0	10	53	25	14
COLUMBIA HOUSE	101 POWELL ST	0	0	85	85	0	69	11	0	0	0
CORDOVA HOUSE	368 E CORDOVA ST	0	0	66	66	61	0	0	0	0	0
CORDOVA RESIDENCE	54 E CORDOVA ST	0	0	30	30	30	0	0	0	0	0
CORDOVAN	557 E CORDOVA	0	0	5	5	0	5	0	0	0	0
DART COON CLUB	490 COLUMBIA ST	34	0	0	34	0	32	2	0	0	0
DOMINION HOTEL	210 ABBOTT ST	0	0	63	63	63	0	0	0	0	0

NAME	ADDRESS	UNIT TYPE				UNIT SIZE					
		SENIORS	FAMILIES	OTHER	TOTAL	ROOMS	BACH	1BED	2BED	3BED	4BED
DOUG STORY APARTMENTS	768 RICHARDS ST	0	0	45	45	0	45	0	0	0	0
EUROPE HOTEL	43 POWELL ST	0	0	84	84	54	25	5	0	0	0
FORD BUILDING	375 MAIN ST	0	0	76	76	0	69	7	0	0	0
FOUR SISTERS CO-OP	118 ALEXANDER ST // 153 POWELL	0	16	37	53	0	9	18	11	0	0
FOUR SISTERS CO-OP	133 POWELL ST	0	43	57	100	0	18	39	28	15	0
GASTOWN HOTEL	110 WATER ST	0	0	95	95	95	0	0	0	0	0
GOLDEN AGE COURT	145 E CORDOVA ST	71	0	0	71	0	53	18	0	0	0
GRACE MANSION	596 E HASTINGS ST	0	0	85	85	0	85	0	0	0	0
GRANVILLE HOUSE	1515 GRANVILLE ST	84	0	0	84	0	0	77	0	0	0
GRANVILLE RESIDENCE	1261 GRANVILLE ST	0	0	83	83	0	83	0	0	0	0
HAPPY MANOR	551 E GEORGIA ST	26	0	1	27	0	25	1	0	0	0
HARMONY HOUSE	580 SHANGHAI ALLEY	33	0	0	33	0	0	0	0	0	0
HAZELWOOD HOTEL	344 E HASTINGS ST	0	0	107	107	107	0	0	0	0	0
HELMCKEN HOUSE	1090 GRANVILLE ST	0	0	32	32	0	16	16	0	0	0
HOTEL WASHINGTON	177 E HASTINGS ST	0	0	81	81	81	0	0	0	0	0
HUGH BIRD RESIDENCE	420 E CORDOVA	0	0	64	64	64	0	0	0	0	0
IAN LEMAN PLACE	27 W PENDER ST	0	0	98	98	0	77	10	0	0	0
IMOUTO HOUSE	120 JACKSON AV	0	0	30	30	18	12	0	0	0	0
JACKSON AVENUE CO-OP	230 JACKSON AVE	0	4	19	23	19	0	0	3	0	1
JAMES MCCREADY RESIDENCE	129 E CORDOVA ST	0	0	44	44	0	39	5	0	0	0
JEFFREY ROSS RESIDENCE	510 ALEXANDER ST	33	0	4	37	0	0	33	0	0	0
JENNIE PENTLAND PLACE	540 E HASTINGS ST	0	17	69	86	0	37	23	11	6	0
JIM GREEN RESIDENCE	415 ALEXANDER ST	0	0	66	66	0	0	66	0	0	0

NAME	ADDRESS	UNIT TYPE				UNIT SIZE					
		SENIORS	FAMILIES	OTHER	TOTAL	ROOMS	BACH	1BED	2BED	3BED	4BED
JUBILEE ROOMS	235 MAIN ST, VANCOUVER, BC	0	0	80	80	80	0	0	0	0	0
KARIS PLACE	1338 SEYMOUR ST	0	0	105	105	0	100	0	0	0	0
KINDRED PLACE	1321 RICHARDS ST	0	0	87	87	0	87	0	0	0	0
LARWILL PLACE	688 CAMBIE ST	0	0	98	98	98	0	0	0	0	0
LESYA UKRAINKA MANOR	827 E PENDER ST	26	0	0	26	0	5	19	0	0	0
LONDON HOTEL	208 E GEORGIA ST, VANCOUVER, BC	0	0	72	72	72	0	0	0	0	0
LORE KRILL CO-OP	239 E GEORGIA ST	0	42	55	97	0	0	52	23	9	10
LORE KRILL CO-OP	65 W CORDOVA ST	0	10	96	106	0	14	82	10	0	0
MACLEAN PARK - PHASE I	705 JACKSON AVE	119	38	0	157	0	67	52	18	13	7
MACLEAN PARK - PHASE II	350 KEEFER ST	161	139	0	300	0	91	70	72	45	22
MARBLE ARCH HOTEL	518 RICHARDS	0	0	150	150	150	0	0	0	0	0
MARIA GOMEZ REPLACEMENT	111 PRINCESS AV	0	0	139	139	0	127	0	0	0	0
MARR HOTEL	401 POWELL ST	0	0	29	29	29	0	0	0	0	0
MAU DAN GARDENS CO-OP	350 E PENDER ST	0	27	25	52	0	0	25	15	12	0
MAU DAN GARDENS CO-OP	400 E PENDER ST	0	34	0	34	0	0	0	7	23	4
MAU DAN GARDENS CO-OP	401 KEEFER ST	0	38	0	38	0	0	0	12	26	0
MAURICE MCELREA PLACE	361 HEATLEY AVE	0	0	81	81	0	75	3	0	0	0
MAVIS MCMULLEN PLACE	430 E CORDOVA ST	24	10	0	34	0	16	7	7	3	0
MCLAREN HOUSE	1249 HOWE ST	0	10	100	110	0	96	4	6	0	0
METSON ROOMS	1060 HOWE STREET	0	0	100	100	100	0	0	0	0	0
NEW CONTINENTAL	1067 SEYMOUR ST	105	0	5	110	0	53	52	0	0	0
NEW JUBILEE	1077 RICHARDS	31	0	131	162	0	109	49	0	0	0
NEW PORTLAND HOTEL	20 W HASTINGS ST	0	0	86	86	60	0	18	0	0	0

NAME	ADDRESS	UNIT TYPE				UNIT SIZE					
		SENIORS	FAMILIES	OTHER	TOTAL	ROOMS	BACH	1BED	2BED	3BED	4BED
OASIS	40 E HASTINGS ST	0	0	84	84	0	83	0	0	0	0
OLIVIA SKYE	41 E HASTINGS	0	0	120	120	120	0	0	0	0	0
OPPENHEIMER LODGE	450 E CORDOVA ST	147	0	0	147	147	0	0	0	0	0
ORANGE HALL	341 GORE AVE	0	0	27	27	0	7	17	3	0	0
ORWELL HOTEL	456 E HASTINGS ST	0	0	55	55	55	0	0	0	0	0
PACIFIC COAST APARTMENTS	337 W PENDER ST	0	0	96	96	0	96	0	0	0	0
PARK HOTEL	429 - 433 W PENDER ST	0	0	50	50	50	0	0	0	0	0
PENDERA	133 W PENDER ST	109	0	5	114	0	0	109	0	0	0
PENNSYLVANIA HOTEL	412 CARRALL ST	0	0	44	44	0	44	0	0	0	0
PHOENIX APARTMENTS	514 ALEXANDER ST	0	0	0	0	0	0	0	0	0	0
PRINCESS PLACE	321 PRINCESS AVE	0	61	0	61	0	0	0	39	19	0
QUAYSIDE	1010 PACIFIC BLVD	9	84	0	93	0	0	8	45	25	10
RAINER HOTEL	307 - 315 CARRALL ST	0	0	21	21	21	0	0	0	0	0
REGAL PLACE HOTEL	146 W HASTINGS ST	0	0	40	40	0	40	0	0	0	0
REMAND CENTRE	250 POWELL ST	0	0	96	96	0	82	14	0	0	0
RICE BLOCK	404 HAWKS AVE	0	0	38	38	38	0	0	0	0	0
ROOSEVELT HOTEL	166 E HASTINGS ST	0	0	40	40	40	0	0	0	0	0
ROSE GARDEN CO-OP	853 E PENDER ST	0	5	48	53	36	6	6	1	4	0
ROSS HOUSE	313 ALEXANDER ST, VANCOUVER, BC	0	0	24	24	24	0	0	0	0	0
ROUNDHOUSE CO-OP	1267 MARINASIDE CRES	0	123	14	137	0	0	12	74	34	9
SAKURA-SO	376 POWELL ST	38	0	0	38	38	0	0	0	0	0
SANTIAGO LODGE	333 POWELL ST	0	0	24	24	0	24	0	0	0	0
SAVOY HOTEL	258 E HASTINGS ST	0	0	25	25	25	0	0	0	0	0



NAME	ADDRESS	UNIT TYPE				UNIT SIZE					
		SENIORS	FAMILIES	OTHER	TOTAL	ROOMS	BACH	1BED	2BED	3BED	4BED
SEQUEL 138	138 E HASTINGS	0	0	18	18	0	0	18	0	0	0
SEYMOUR PLACE	1221 SEYMOUR ST	0	0	136	136	0	117	10	0	0	0
SHALDON HOTEL	52 - 60 E HASTINGS ST	0	0	54	54	54	0	0	0	0	0
SHILOH PLACE	245 POWELL ST	42	0	0	42	0	0	34	0	0	0
SHON YEE PLACE	628 E HASTINGS ST	72	0	0	72	0	0	68	0	0	0
SKWACHAYS HEALING LODGE AND RESIDENCE	31 W PENDER ST	0	0	24	24	0	21	0	0	0	0
SMITH -YUEN APARTMENTS	475 E HASTINGS ST	52	0	0	52	0	0	0	0	0	0
SOLHEIM PLACE	251 UNION ST	52	26	8	86	0	0	52	14	12	0
SOMERVILLE PLACE	377 POWELL ST	0	0	31	31	0	29	0	0	0	0
SORELLA	525 ABBOTT ST	0	12	96	108	0	96	0	12	0	0
ST HELEN'S HOTEL	1161 GRANVILLE ST	0	0	86	86	86	0	0	0	0	0
ST. JAMES PLACE	340 E CORDOVA ST	27	0	0	27	0	0	17	10	0	0
STAMP'S PLACE	512 CAMPBELL AVE	134	241	0	375	0	92	42	104	117	20
STATION PARK I	1189 MAIN ST	9	34	2	45	0	0	9	21	13	0
STATION PARK II	1129 MAIN ST	5	22	2	29	0	0	5	14	8	0
STRATHCONA CO-OP	730 UNION ST	0	7	0	7	0	0	0	3	3	1
STRATHCONA LIBRARY	720-730 E. HASTINGS	0	21	0	21	0	0	0	10	11	0
SUNRISE HOTEL	101 E HASTINGS ST	0	0	48	48	48	0	0	0	0	0
TAMURA HOUSE	396 POWELL ST	0	0	105	105	105	0	0	0	0	0
TELLIER TOWER	16 E HASTINGS ST	90	0	0	90	0	54	27	0	0	0
THE BEACON	7 W HASTINGS	0	0	36	36	36	0	0	0	0	0
THE CBA MANOR	32 W PENDER ST	27	17	0	44	0	0	0	6	10	0
THE CORNERSTONE	375 PRINCESS AV	0	0	44	44	44	0	0	0	0	0

NAME	ADDRESS	UNIT TYPE				UNIT SIZE					
		SENIORS	FAMILIES	OTHER	TOTAL	ROOMS	BACH	1BED	2BED	3BED	4BED
THE EDGE	275 ALEXANDER ST	0	0	30	30	0	30	0	0	0	0
THE GRESHAM	716 SMITHE ST	0	0	41	41	41	0	0	0	0	0
THE LUX	65 E HASTINGS ST	0	0	92	92	0	83	0	0	0	0
THE VIVIAN	512 E. CORDOVA ST.	0	0	24	24	24	0	0	0	0	0
THE WELLSRING	415 NELSON ST	0	0	90	90	0	0	80	0	0	0
THE YALE	1300 GRANVILLE	0	0	43	43	43	0	0	0	0	0
UNION GOSPEL MISSION	604 E CORDOVA ST	0	0	14	14	14	0	0	0	0	0
UNION GOSPEL PROJECT	601 E HASTINGS ST	0	0	37	37	0	37	0	0	0	0
VETERANS MEMORIAL MANOR	310 ALEXANDER ST	0	0	133	133	39	75	0	0	0	0
W.A. STREET HOMES	1020 E PENDER ST	0	2	0	2	0	0	0	2	0	0
W.A. STREET HOMES	1030 KEEFER ST	0	2	0	2	0	0	0	2	0	0
W.A. STREET HOMES	1142 E GEORGIA ST	0	2	0	2	0	0	0	2	0	0
W.A. STREET HOMES	1153 E PENDER ST	0	2	0	2	0	0	0	2	0	0
W.A. STREET HOMES	330 UNION ST	0	2	0	2	0	0	0	2	0	0
W.A. STREET HOMES	761 PRIOR ST	0	2	0	2	0	0	0	2	0	0
W.A. STREET HOMES	837 E GEORGIA ST	0	2	0	2	0	0	0	2	0	0
WALTON HOTEL	261 - 265 E. HASTINGS ST.	0	0	48	48	48	0	0	0	0	0
WINDCHIMES APARTMENTS	144 HEATLEY AVE	0	0	27	27	0	27	0	0	0	0
WOODWARDS - ONE TWENTY WEST	120 W CORDOVA ST	0	75	0	75	0	0	0	55	20	0
WOODWARDS - SINGLES	131 W HASTINGS ST	0	0	125	125	0	120	0	0	0	0
YALETOWN MEWS	201 ALVIN NAROD MEWS	0	59	1	60	0	0	0	31	21	0
YWCA CRABTREE CORNER	533 E HASTINGS ST	0	0	12	12	0	0	10	0	0	0

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**Single Room Accommodation (SRA) Permits Issued or Approved, 2003-Present**

Approval Year	Address	# Rooms	# Units (Replacement or Remaining in the SRA Stock)	Amount Paid as Condition of Permit	Scope of Work and Conditions Imposed
2003	806 Richards (Plaza)	33	0	\$165,000	-33 SRA rooms demolished -Fee paid at \$5,000/room in lieu of replacement units
2003	511 Union	8	0	\$20,000	-8 SRA rooms converted to 4 self-contained dwelling units -HRA and Voluntary Contribution of \$20,000
2004	24 Water (Grand)	44	0	\$0	-44 closed SRA rooms renovated as part of larger redevelopment project -HRA agreement
2004	1212 Granville (Ambassador)	4	0	\$0	-4 SRA rooms converted to nightly/tourist use -5-Year Housing Agreement that would require owner to maintain monthly rent rates and tenant services of 26 SRA rooms at another hotel owned by the owner, the Canadian Hotel. -The value of securing the rooms at the Canadian hotel was worth more than the conversion fee at the time (\$5,000/door x 4 rooms = \$20,000)
2004	1261 Granville (Granville)	100	83 (SRA)	\$0	-100 SRA rooms converted into 83 self-contained units with washrooms and cooking facilities. -Improved quality of housing in lieu of replacement fee.
2004	746 Richards (Passlin)	43	46	\$0	-43 SRA rooms demolished and replaced with 46 units at new Doug Storey Apartments
2005	510 Homer (Victorian)	56	0	\$45,000	-56 SRA rooms demolished -Initial fee paid at \$5,000/room (\$280,000), later Council agree to reduce the fee to \$45,000 (\$5,000/room only for the rooms that were under renovation)
2005	909 Richards (Roseberry)	8	0	\$40,000	-8 SRA designated rooms demolished -Fee paid at \$5,000/room (\$40,000) plus additional voluntary contribution of \$40,000
2005	434 Richards (Empress Rooms)	11	0	\$55,000	-11 SRA rooms converted into self-contained housing -Fee paid at \$5,000/door (\$55,000) and agreement securing proposed heritage restoration measures
2006	137 E Hastings (Onsite)	18	30 (SRA)	\$0	-Special Needs Residential Facility (SNRF)
2006	412 Carrall (Pennsylvania)	70	44 (SRA)	\$0	-70 SRA units upgraded to 44 self-contained units (smaller than 320 sf so still SRA) -Heritage Revitalization Agreement and 60-year Housing Agreement
2006	210 Carrall (Spinning Wheel)	27	0	\$135,000	-27 SRA rooms demolished - Fee paid at \$5,000/door (\$135,000) -Heritage Revitalization Agreement
2006	53 W Hastings (Strathcona)	56	0	\$0	-56 SRA rooms converted to 29 live-work strata-title units



Approval Year	Address	# Rooms	# Units (Replacement or Remaining in the SRA Stock)	Amount Paid as Condition of Permit	Scope of Work and Conditions Imposed
					-Heritage Revitalization Agreement
2007	335 & 337 Smithe Homer Apartments	14	0	\$70,000	-14 SRA rooms demolished and replaced with 15 self-contained units -Housing Revitalization Agreement to seismically upgrade and designate the building -Housing Agreement on 15 units in new development to not strata-title for life of the building -Fee paid at \$5,000/door (\$70,000)
2008	18 W. Hastings - Burns Block	28	30 (SRA)	\$0	-28 SRA rooms converted into 30 self-contained units (less than 320 sf – remained SRA designated) -Housing Agreement securing the room as rental in perpetuity
2008	1336 Granville (Cecil)	50	0	\$0	-50 SRA rooms demolished -Transfer of another hotel, the Yale Hotel, by the owner to the City of Vancouver -Housing Revitalization Agreement to rehabilitate the Yale Hotel
2008	1330 Granville(Yale)	44	43	\$0	-44 SRA rooms upgraded, resulting in loss of one room
2010	577 Richards (Hotel St. Clair)	21	0	\$30,000	-21 SRA rooms converted to nightly use -Negotiated Fee paid of \$30,000, since the hotel has been operating as a budget nightly hotel since 2003
2010	928 Main (Old American)	39	42 (SRA)	\$0	-3 additional SRA rooms created, upgrades (bathrooms) to 38 rooms -Housing Agreement securing 6 rooms at \$400/month for 10 years (all rooms remain SRA designated)
2010	31 W Pender (Pender)	40	24 (SRA)	\$0	-40 SRA rooms converted into 24 studios and 13 healing lodge units, owned by BC Housing and operating by Vancouver Native Health -Housing Agreement securing 24 studio units to be rented at shelter component of income assistance
2011	120 Jackson (International Inn)	22	18 (SRA)	\$0	-4 SRA rooms demolished and 18 SRA rooms upgraded -Housing Agreement securing 18 upgraded units rented at shelter component of income assistance in perpetuity (remain SRA-designated)
2011	606 Powell (Drake)	26	146	\$0	-26 SRA rooms demolished and replaced with 146 self-contained non-market supportive housing units
2012	803 Drake	11	0	\$750,000	-11 SRA rooms demolished to make way for mixed-use 41-storey residential tower -Negotiated fee of \$750,000 -Housing agreement on new development securing 20 units as market rental

Approval Year	Address	# Rooms	# Units (Replacement or Remaining in the SRA Stock)	Amount Paid as Condition of Permit	Scope of Work and Conditions Imposed
2013	1390 Granville (Old Continental)	109	0	\$0	-109 City-owned SRA rooms demolished (beyond rehabilitation) -Replacement accommodation purchased by City at 3483 Kingsway (tenants relocated)
2013	71 E. Hastings (BC Collateral)	17	17 (SRA)	\$0	-17 SRA rooms converted to 19 self-contained units (17 under 320 sf and remain SRA designated) -Housing Agreement for 20 years securing all 19 units as rental in perpetuity, and securing 5 units for tenants eligible for SAFER -Heritage Revitalization Agreement and heritage designation
2014	41 E. Hastings (Universal Rooms)	37	102	\$0	-37 SRA rooms (beyond rehabilitation) demolished and replaced with 102 social and supportive housing units owned by a non-profit -Housing Agreement securing all 102 units as social housing (including 52 supportive housing rented at shelter component of income assistance)
2014	5 W. Hastings (Canadian North Star)	31	31(SRA)	\$0	-31 SRA rooms upgraded to self-contained units (smaller than 320 sf, remain SRA designated) -Housing Agreement for 30 years securing all rooms as rental, and 26 rooms made available to tenants on income assistance of who are supported with rent supplements at no cost to the City
2014	376 Powell (Sakura So)	38	38 (SRA)	0	-Upgrades to whole building (life safety devices, electrical, lighting, plumbing) -8 of 38 SRA rooms upgraded to add bathrooms -Housing Agreement for 60 years (or life of the building) securing 1/3 of the rooms at shelter component of income assistance
2015	9 W. Cordova (Boulder Hotel)	22	0	\$110,000	-22 SRA rooms (vacant for 30 years) converted into 8 units -Negotiated fee paid of \$105,000 (\$15,000/door x 7 rooms) Based on only 7 units because original application made at time when fee was \$5,000/door (\$5,000/door x 22 units = \$110,000) -Housing Agreement for 8 new units securing the units as rental for the life of the building
2015	137-139 E Pender (Asia Hotel)	36	36 (SRA)	\$0	-36 SRA rooms upgraded to add cooking facilities - Housing Agreement securing all units as rental and 1/3 (12 rooms) to be rented at shelter component of income assistance
2015	1119 Hornby (Murray Hotel)	106	106 (SRA)	\$0	-Upgrades to buildings common washrooms -Housing Agreement securing all units as rental and 1/3 (35 rooms) to be rented at shelter component of income assistance
2015	406 Union (Low Young)	15	12 (SRA)	\$0	-15 SRA rooms upgraded, resulting in loss of 3 SRA rooms

Approval Year	Address	# Rooms	# Units (Replacement or Remaining in the SRA Stock)	Amount Paid as Condition of Permit	Scope of Work and Conditions Imposed
	Court)				-Housing Agreement for 30 years securing 2 rooms at shelter component of income assistance, and 6 rooms for tenants on income assistance and eligible for rent subsidies
2016	658 Alexander (Star Beach Haven)	19	18	\$0	-2 of 19 SRA rooms combined, resulting in loss of 1 SRA Room -Housing Agreement for 30 years securing 4 rooms at average SRO rents, and 4 rooms for tenants on income assistance and eligible for rent subsidies
2018	124 Dunlevy (Roddan Lodge)	156	213	\$0	-156 SRA rooms demolished and replaced with 213 units of social housing on site, 140 of which will rent at shelter component of income assistance
2018	36 Blood Alley Square (Stanley New Fountain)	103	80	\$0	-103 SRA rooms demolished; at time of permit, 23 rooms as shelter beds (56 shelter beds) and 80 rooms used as permanent SRA housing -Replaced on site (redevelopment addressed 33 W Cordova) with 80 social housing units, which will all rent at shelter component of income assistance
2018	616 E Cordova (Union Gospel Mission)	21	16	\$0	-16 SRA rooms will be demolished and replaced with 63 units of social housing on site, 21 of which will rent at \$375 for singles and will count as SRO replacement housing.
2018	439 Powell (Ming Sung Benevolent Society)	8	19	\$0	-8 SRA rooms will be demolished and replaced with 55 units of social housing, 19 of which will be for singles renting at \$375 and will count as SRO replacement housing.
2020	52 E Hastings ( Hotel)	55	53	\$0	-55 SRA rooms will be demolished and replaced with 111 social housing units, 53 of which will be for singles renting at \$375 and will count as SRO replacement housing.