

## **COUNCIL MEMBERS' MOTION**

*For consideration at the Standing Committee on Policy and Strategic Priorities meeting on  
October 29, 2025*

### **4. No More Developer Handouts: Requiring the Full Replacement of Waived SRA Conversion Fees**

Submitted by: Councillor Orr

#### **WHEREAS**

1. The City of Vancouver protects low-income housing through the Single Room Accommodation (SRA) By-law, which allows for a permit condition requiring payment of an SRA conversion charge to offset the loss of deeply affordable homes;
2. SRA conversion charges are a critical revenue source for replacing deeply affordable housing stock, but the charge is frequently not imposed based on opaque, unclear, and arbitrary decisions of Council;
3. Replacement of redeveloped SRA units is essential to avoid a net loss of deeply affordable housing in Vancouver. When an SRA-designated unit is lost, a deeply affordable unit is gone forever;
4. SRA conversion charges that are waived without replacement revenue being identified result in less deeply affordable housing, rising homelessness, and benefit private developers profits over the public interest;
5. Transparent and predictable rules for when and how SRA conversion charges are not imposed will strengthen the financial integrity and ensure public trust;
6. Property values on SRA properties will increase if investors do not believe that the conversion charges are enforced, making it harder for governments and non-profits to develop deeply affordable housing;
7. City Council should be making decisions that demonstrate financial competence, with an understanding that the failure to impose the charge is not “free”, and represents lost revenue for badly needed housing.

THEREFORE, BE IT RESOLVED THAT Council direct staff to report back with possible amendments to the Single Room Accommodation (SRA) By-law to set clear and predictable conditions on SRA conversion charges, including consideration of the following:

THAT City Council shall not waive the SRA conversion fee unless:

- i. The City of Vancouver replaces those funds, through an explicit Council-Approved allocation of funds; or

- ii. An external contributor (including public sector, non-profit, or private donation) provides funds equal to the charges not imposed.
- iii. The applicant is replacing the SRA designated units with an equal or greater amount of deeply affordable shelter rate and social housing.
- iv. Receipt of SRA conversion charges or an allocation of full replacement funding shall be a condition for any rezoning development approvals related to SRA conversion.

\* \* \* \* \*