



COUNCIL REPORT

Report Date: January 6, 2026
Contact: Celine Mauboules
Contact No.: 604.404.7893
RTS No.: 18364
VanRIMS No.: 08-2000-20
Meeting Date: January 20, 2026
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Arts, Culture and Community Services

SUBJECT: 208 East Georgia Street – Single Room Accommodation (SRA) By-law
Conversion Permit

Recommendations

THAT Council approve the application by Providence Health Care Society, on behalf of BDC (EAST GEORGIA STREET) HOLDINGS LTD for a Single Room Accommodation (SRA) Conversion Permit in accordance with section 193D of the *Vancouver Charter* and the Single Room Accommodation By-law for the property located at 208 East Georgia Street, to convert 23 SRA-designated rooms to support the operational needs of Providence Health Care Society's health focused housing, subject to:

- i) A development permit consistent with the plans provided for this SRA permit application being issuable.
- ii) The owner of the property, BDC (EAST GEORGIA STREET) HOLDINGS LTD, entering into and registering on title a Housing Agreement until April 30, 2039, that includes the following terms and conditions:
 - (a) section 219 Covenant prohibiting stratification and separate sales;
 - (b) a provision that no rooms will be rented for less than one month at a time;
 - (c) a requirement that all the rooms will be occupied by persons eligible for either Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement and will be rented at rates no higher than the shelter component of Income Assistance (currently \$500 for a single individual);

FURTHER THAT, subject to the approval of the Recommendations, the Director of Legal Services be instructed to prepare the necessary agreements described above in

consultation with the General Manager of Arts, Culture and Community Services and to bring forward the by-laws necessary to approve the housing agreement.

Purpose and Executive Summary

This report seeks Council's approval to issue an SRA Conversion Permit for 208 East Georgia Street, a 73 room SRA-designated building under the Single Room Accommodation By-law ("SRA By-law"). The SRA Conversion Permit would enable the conversion of 23 SRA-designated rooms to support operational needs of Providence Health Care Society's health focused housing. The remaining 50 rooms will be secured through a Housing Agreement to rent at the shelter component of income assistance (currently \$500 for a single individual) until April 30, 2039.

Council Authority/Previous Decisions

Single Room Accommodation (SRA) By-law (2003) – The SRA By-law was enacted in 2003 to manage the loss of low-income housing and the displacement of tenants in the Downtown Core by regulating the alteration, conversion, and demolition of SRA-designated rooms. The SRA By-law designated all residential rooms and self-contained units in both private and non-market housing that were less than 320 sq. ft. and located within the Downtown Core boundary. Currently, approximately 6,700 open rooms are designated under the SRA By-law.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

SRA By-law

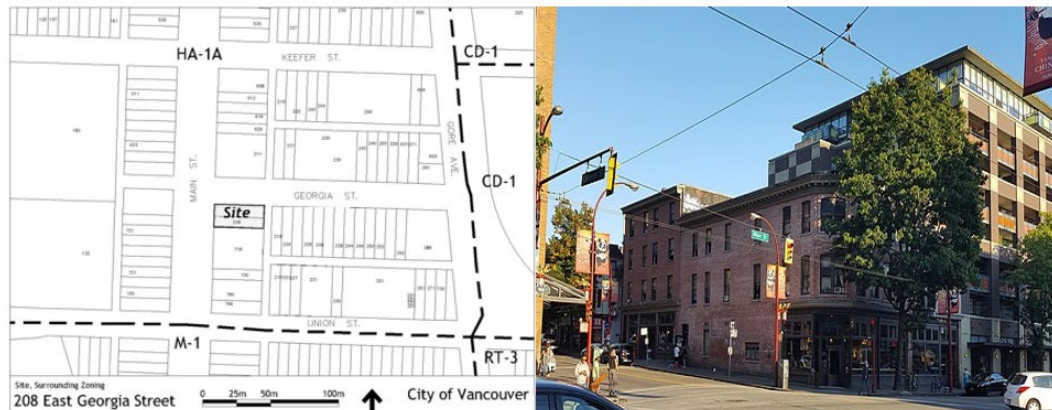
Under the SRA By-law, owners wanting to alter, convert or demolish SRA-designated rooms must apply for and obtain an SRA Conversion or Demolition Permit. Council must evaluate each application on its own merits and may refuse the permit, approve the permit outright, or approve the permit with conditions.

Each SRA Permit application is unique, and staff work with the applicant to bring forward a recommendation to Council that balances the need to improve and replace SROs in the longer term, while improving conditions and maintaining affordability in the interim.

208 East Georgia Street

History of Building

208 East Georgia Street is a four-storey, 73-room property designated under the SRA By-law. The property is located on the southeast corner of Main and Georgia Streets and is zoned RT-3, as shown in Figure 1 below. The property is on the Vancouver Heritage Register, is located within a Historic Area, is municipally designated as a heritage building and is subject to a Heritage Revitalization Agreement.

Figure 1: Site and Context

208 East Georgia consists of two parts: a three-storey building, likely built in 1903, occupying the corner, and a four-storey building, built in 1910. A bar and restaurant are located on the ground floor and the upper floors contain 73 rooms of residential accommodation. Like most SROs of this age, the building was privately owned and operated.

Former Use: Atira Women's Resource Society - The Aayin

Between 2009 and 2023, the previous private owner, Porte Communities, leased the building to Atira Women's Resource Society. Atira operated it as the Aayin, a low-barrier housing for low-income residents. In 2022, Atira relocated tenants into alternate housing in anticipation of upgrades to the building. Atira and the owner terminated the lease in 2023 and the building has been vacant since then.

Proposed Use: Providence Health Care Society - Road to Recovery

In 2023, the property was purchased by BDC (EAST GEORGIA STREET) HOLDINGS LTD, who subsequently entered into a lease with Providence Health Care Society for a 15-year term between May 1, 2024 and April 30, 2039, with two 5-year options for extension. For the duration of the lease, Providence will operate the building as recovery-based housing as part of their broader Road to Recovery Initiative, which involves a continuum of care and housing for those struggling with substance use.

In July 2025, Providence submitted an SRA Conversion Permit application (attached in Appendix A) to convert 23 of the 73 rooms to support the program's operational and programming needs. In addition to mechanical, electrical and structural upgrades, the proposed renovations will reconfigure and remove rooms to create group and one-on-one meeting rooms, laundry facilities, washrooms, a staff lounge, resident dining rooms and a commercial kitchen. Each resident will have a private bedroom, with shared access to bathrooms, showers, and common areas. The rents will not exceed the shelter component of income assistance (currently at \$500 for a single individual).

Discussion

SRA Conversion Permit

The Vancouver Charter requires that Council consider at least four factors when deciding

whether to grant an SRA Conversion Permit including:

- (a) the accommodation that will be available to the tenants affected by the conversion or demolition.
- (b) the supply of low-cost accommodation in the part of the city to which the by-law applies and in other parts of the city.
- (c) the condition of the building that is the subject of the permit.
- (d) the need to replace or improve, over time, single room accommodation in the city.

Accommodation for Affected Tenants

The building has been vacant since 2023. The previous operator, Atira, submitted a Tenant Relocation Plan in March 2022 in anticipation of upgrades to the building. At the time, 37 tenants were relocated to permanent alternate homes within the community at the same rents. As Atira ended the lease with the owner at the time, the tenants that were originally relocated did not move back to the building.

Supply of Low-Cost Accommodation

Between 2010 and 2024, there was an overall increase of approximately 3,700 non-market units for singles in the Downtown Core, including 2,707 non-market units in the Downtown Eastside, attributed to both the delivery of new social housing developments, as well as government acquisition of private SROs. While there remains a gap in addressing the need for low-income accommodation in the area, the increase in non-market housing has helped offset the loss of low-income rooms in the private SRO stock.

Condition of the Building

208 East Georgia is over 100 years old and needs significant building improvements. The structural, mechanical and electrical upgrades proposed will significantly improve the condition and the life of the building for the foreseeable future.

The Need to Improve and Replace Single Room Accommodations

The building will undergo renovations that will improve the life span and livability of the building. Although rooms will not be replaced with self-contained units, the inclusion of a commercial kitchen to provide meals, additional bathrooms, laundry facilities and common areas for residents will improve livability and enable Providence to deliver recovery-based programming. Furthermore, the rooms will be targeted to low-income residents in recovery from their substance use challenges and other barriers, filling a significant gap in the existing housing stock.

Financial Implications

There are no financial implications associated with this report's recommendations.

Legal Implications

If the recommendations in this report are approved, then Council will approve the SRA Conversion Permit required to authorize the proposed renovation of the property.

* * * * *

APPENDIX A

SINGLE ROOM ACCOMMODATION CONVERSION*
or DEMOLITION* PERMIT APPLICATION

SR No. _____

Civic Address: 208 East Georgia Street, Vancouver

Legal Description: Lot A _____ Subdivision _____ Block 20 _____
 District Lot 196 _____ Plan BCP44082 _____
 Building Name: London Hotel

This area must be completed by the person signing this application.

Name: Anthony Munster
 Mailing Address: 1081 Burrard Street
 City: Vancouver Postal Code: V6Z1Y6
 Company Name: Providence Health Care Society Phone Number: 6042093373
 Non-Profit Number (if applicable): _____

You are the:

- ☐ Property Owner
☒ Agent for Property Owner

Note: If the applicant is NOT the property owner, a letter of consent signed by the owner must also be submitted.

Owner's information (If owner is a corporation, provide Incorporation Certificate and names and addresses of all directors & associates):

Property Owner's Name: BDC (EAST GEORGIA STREET) HOLDINGS LTD
 Address: 3030 Gilmore Diversion Postal Code: V5G 3B4
 City: Burnaby Phone Number: 6044367877

Property Owner's Name: _____
 Address: _____ Postal Code: _____
 City: _____ Phone Number: _____

Property Owner's Name: _____
 Address: _____ Postal Code: _____
 City: _____ Phone Number: _____

- | | | | | |
|-----|-------------------------------------|----------------------------------------------------------|----|-------------------------------------------|
| 001 | <input checked="" type="checkbox"/> | Convert* occupancy of designated room(s) | 4 | Total # of storeys in this building |
| 002 | <input type="checkbox"/> | Change term or nature of tenancy of designated room(s) | 73 | Total # of SRA rooms in this building |
| 003 | <input type="checkbox"/> | Change frequency of rent payments for designated room(s) | | Total # of non-SRA rooms in this building |
| 004 | <input type="checkbox"/> | Convert* vacant designated room(s) | 0 | Total # of tenants in this building |
| 005 | <input type="checkbox"/> | Repair or alter designated room(s) | | |
| 006 | <input type="checkbox"/> | Demolish* designated room(s) | | |

*see definitions of "conversion" and "demolition" on reverse side of form under "Explanatory Notes"

Describe nature of the proposed conversion or demolition:

Providence Health Care Society (PHC) intends to offer 50 independent individuals residential-based addiction support, where each individual resident will have their own private bedroom and shared access to bathrooms, showers and common spaces. The residents will be medically stable after having previously undergone substance use withdrawal and stabilization as part of the wider PHC Road to Recovery program before residing at 208 E Georgia. Residents will access a wide range of recovery focused group programming and one on one supports while residing in the building. 208 E Georgia will help to offer individuals the stability needed to change their relationship with addictive substances and gain new life skills.

Please continue application on reverse

THIS SECTION MUST BE COMPLETED:	OFFICE USE
Are there any permanent residents needing to relocate as a result of this proposed conversion?	
<input type="radio"/> Yes <input checked="" type="radio"/> No	
If Yes, you must provide the following information:	
1 The number of permanent residents that will be affected?	
You must also include with this application the following required supporting documents:	
<input checked="" type="checkbox"/> 1 Tenant Relocation Plan Application Form (must be submitted whether or not tenant relocation may be necessary)	
<input checked="" type="checkbox"/> 2 An affidavit, sworn by the owner or, if the owner is a corporation, by a director of the corporation, setting out why the owner wants to convert or demolish the designated room	
<input checked="" type="checkbox"/> 3 One set of floor plans of the existing and proposed floor layout as described below*	
<input checked="" type="checkbox"/> 4 Tentative schedule for construction (if applicable)	

* Explanatory Notes:

Definition of "conversion" or "convert" means the following under the Single Room Accommodation By-law:

- "(a) a change in the form of occupancy, intended form of occupancy, or customary form of occupancy of a designated room from living accommodation for a permanent resident to living accommodation for a transient guest or to another
- (b) a change in the term or nature of the tenancy to which a permanent resident has the right in respect of a designated
- (c) a change in the frequency of the rent payments a permanent resident must make in respect of a designated room,
- (d) an occupancy or use, or the suffering or allowing of an occupancy or use, of a vacant designated room for a purpose other than living accommodation for a permanent resident,
- (e) a repair or alteration to a designated room or any improvement or fixture in it or a replacement of any such improvement or fixture, except for repairs or alterations that are minor in nature and have no material effect on the enjoyment by permanent residents of their living accommodation, and do not include the relocation of a permanent resident during the repair or alteration and does not result in the room ceasing to be a designated room,
- (f) a reclassification of a building or any portion of a building from Class 1-residential to any other class referred to in the Assessment Act and its regulations, or
- (g) a loss of exemption in respect of a designated room from an obligation to pay or remit hotel room tax under the Hotel Room Tax Act and its regulations;"

Definition of "demolition" or "demolish" means the following under the Single Room Accommodation By-law: "to pull, knock, or tear down or to raze, wholly or partially, a designated room"

Floor plans must be legible, drawn to a scale NOT less than 1/8" to 1', and must:

- (a) Include dimensions and layout of all floor levels including basement and underground parking;
- (b) Identify on each floor:
 - rooms that provide accommodation for permanent residents;
 - rooms that provide accommodation for transient guests (tourists);
 - rooms that provide other non-residential accommodation uses (e.g., lounge, storage rooms, etc.);
- (c) Indicate on each floor the square footage of all rooms and common areas;

Office Use Only

- ☒ By submitting this application, I, Anthony Munster, as owner or owner's agent:
- (a) have verified that the information contained within this document and associated applications and plans is correct and accurate, and describes a use, a building or a work which complies with all relevant by-laws and statutes;
 - (b) acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors;
 - (c) acknowledge that any information and documents provided with this SRA conversion/demolition permit application will be attached to the report to Council and as such, be made available to the public; and
 - (d) hereby agree to indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or fact sheet or ensuing permit.

SUBMITTED AT VANCOUVER, BC THIS 29th DAY OF Dec 2025

Submit

Canada

Province of British Columbia

In the Matter of the City of Vancouver
Single Room Accommodation By-law (the "By-law")

AFFIDAVIT

I, Ryan K. Beedle, of SUITE 900 - 1111 WEST GEORGIA STREET,
(Print Name) (Print Address)
Vancouver, British Columbia, make oath and say as follows:

RB 1. I am the ^{president of the} registered owner of real property in Vancouver, British Columbia bearing the legal description LOT A BLOCK 20 PLAN BCP44082 DISTRICT LOT 196 NWD GROUP 1 and civic address 208 East Georgia Street, and as such have personal knowledge of the matters to which I depose in this affidavit.

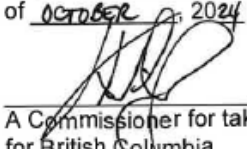

2. I wish to convert or demolish the following rooms in the building on the property for the following purpose:

Room Nos:

23 studio rooms in total

Purpose:

Providence Health Care Society wishes to open a net-new 50 bed addictions treatment centre in the building. Rooms will be converted into bathrooms, showers, dining spaces and counselling rooms to comply with the Community Care and Assisted Living Act (CCALA) under which the facility will be licensed, and to ensure that their clients can continue their rehabilitation journey in a culturally safe and welcoming environment. Without these room conversions they would risk creating an environment where clients do not feel comfortable staying for the essential treatment required to complete their recovery.

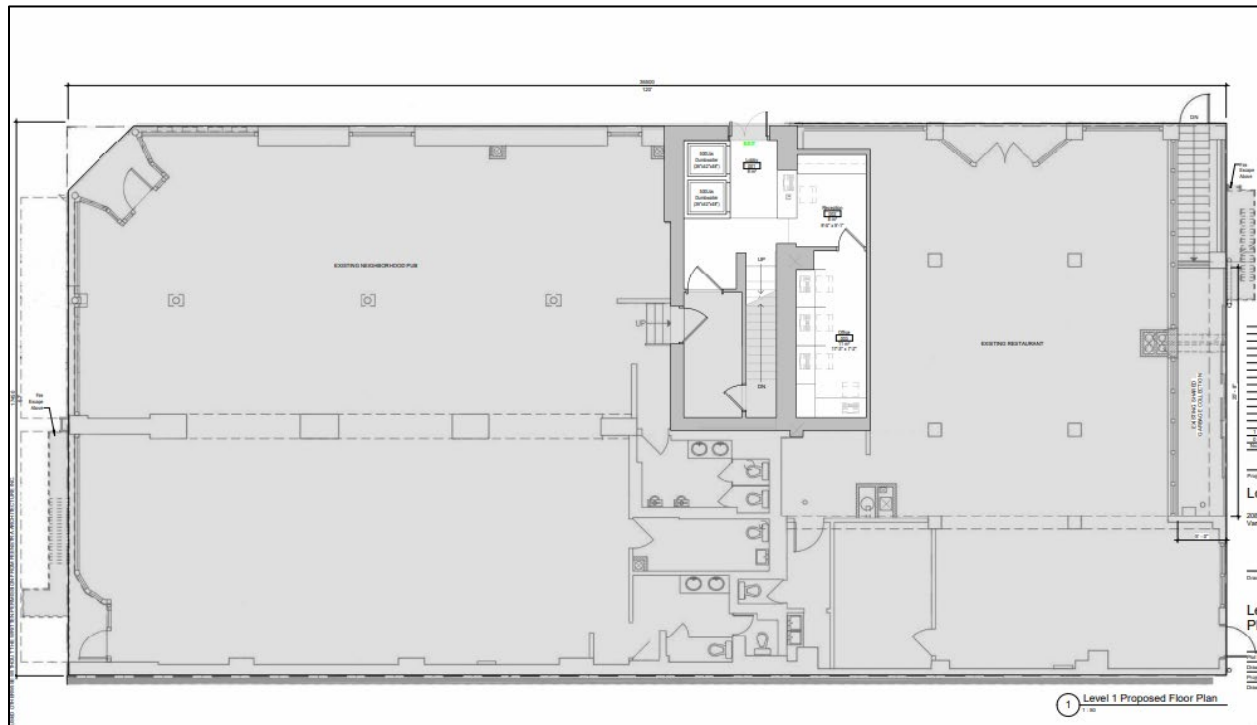
Sworn before me at Vancouver, British Columbia this <u>10th</u> day of <u>OCTOBER</u> , 20 <u>24</u>  A Commissioner for taking Affidavits for British Columbia))))))))))	BDC (East Georgia Street) Holdings Ltd.  Owner's signature
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------

KYLE M. WILSON
Barrister & Solicitor
3030 GILMORE DIVERSION
BURNABY, B.C. V5G 3B4
Telephone: (604) 909-8716

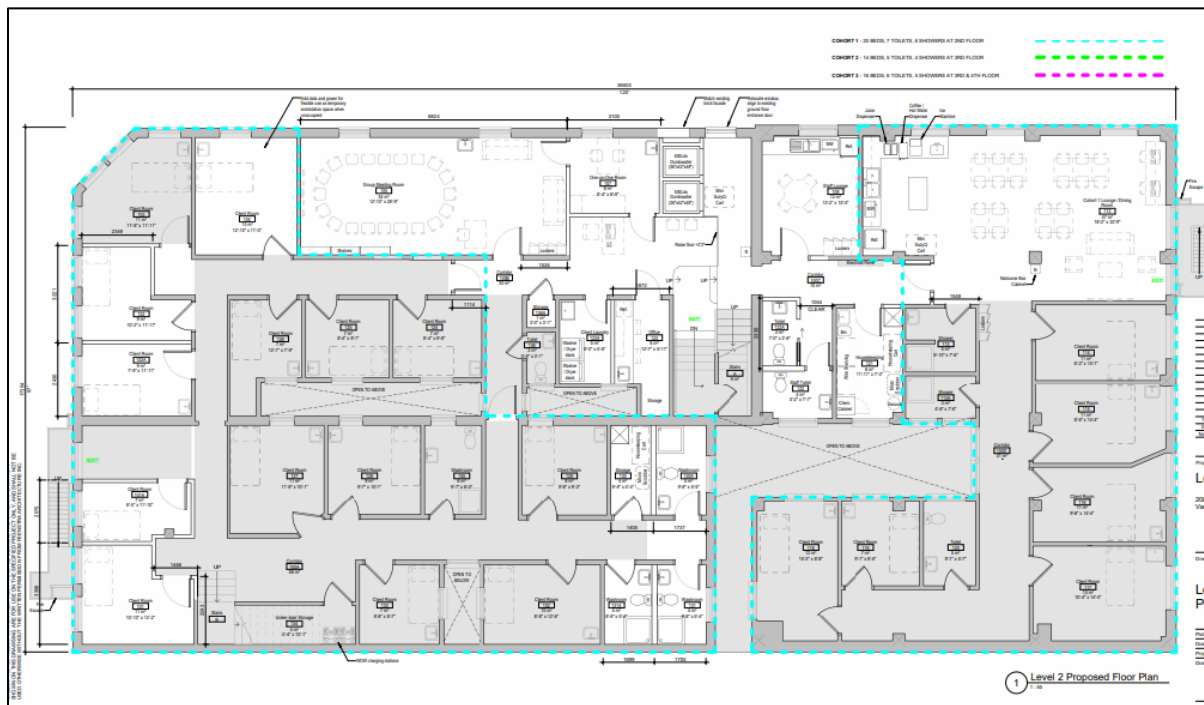
(Commissioner's Stamp or Seal must be provided)

Proposed Floor Plans

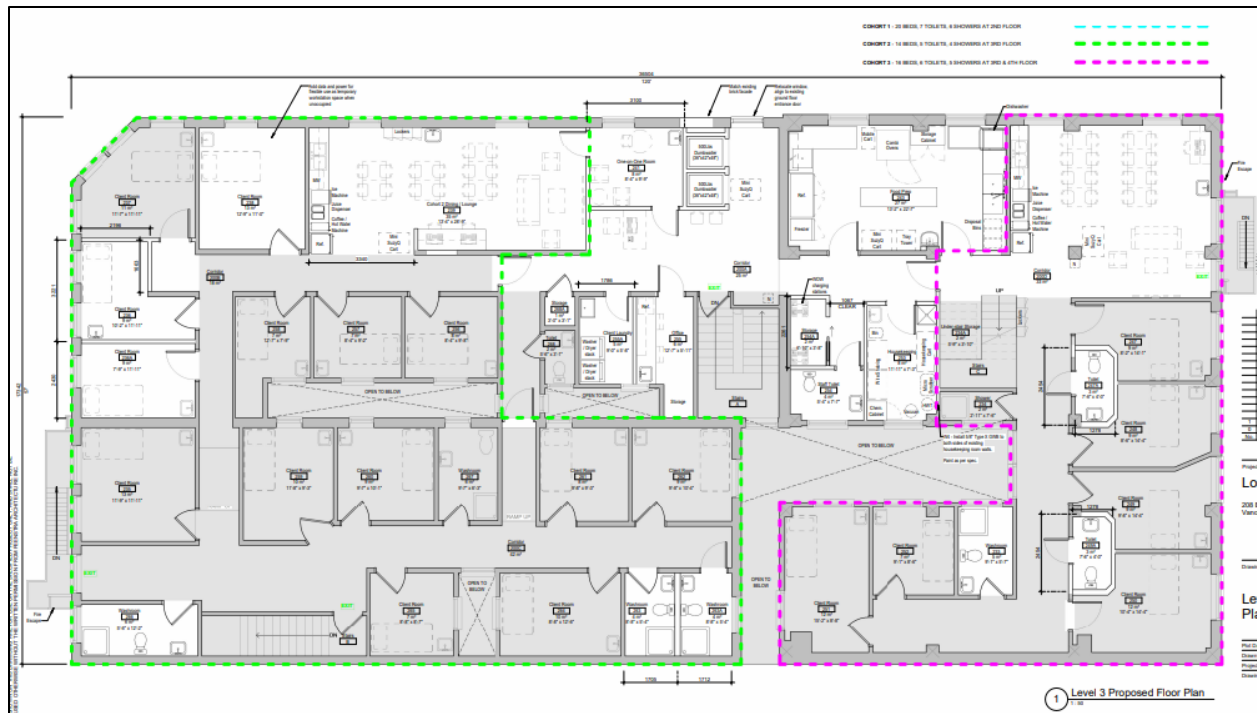
Level One



Level Two



Level Three



Level Four

