



COUNCIL REPORT

Report Date: July 3, 2026
Contact: Celine Mauboules
Contact No.: 604.873.7670
RTS No.: 19710
VanRIMS No.: 08-2000-20
Meeting Date: July 14, 2026
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Arts, Culture and Community Services

SUBJECT: Single Room Occupancy (SRO) Upgrade Grant for 310 Alexander and Single Room Accommodation (SRA) Demolition and Conversion Permits for 222 Keefer Street, 160 East Hastings and 956 Main Street

Recommendations

- A. THAT Council approve a Single Room Occupancy (SRO) Upgrade Grant of \$1,324,960 from the 2026 SRO Upgrading Grants Capital Budget to Veteran's Memorial Housing Society to undertake capital upgrades to the SRA-designated property located at 310 Alexander (Veteran's Manor), subject to:
 - i. All required development and building permits for 310 Alexander having been issued by the City; and
 - ii. The applicant making arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement and/or Section 219 Covenant to secure all residential units as social housing units for a period of 10 years, subject to the following conditions and requirements:
 - a. A provision that no residential units will be rented for less than one month at a time;
 - b. One third (44 rooms) of the 133 total rooms will be occupied only by persons eligible for either Income Assistance or a combination of Old Age Security pension and the Guaranteed Income Supplement and rented at rental rates no higher than the shelter component of Income Assistance or Rent Geared to Income; and
 - c. Such other terms and conditions as the General Manager of Arts, Culture and Community Services and the Director of Legal Services may in their sole discretion require.

- iii. THAT, pursuant to section 206(1) (j) of the Vancouver Charter, Council deems the Veteran’s Memorial Housing Society to be contributing to the health and welfare of the City.
 - iv. THAT Council delegate its authority to the General Manager of Arts, Culture and Community Services to negotiate and execute agreements to disburse the grant described in Recommendation A on the terms and conditions set out herein or such other terms and conditions as are satisfactory to the General Manager of Arts, Culture and Community Services and the Director of Legal Services.
 - v. THAT no legal rights or obligations will arise or be created by Council’s adoption of these Recommendations unless and until all legal documentation has been executed and delivered by the respective parties.
- B. THAT Council approve the application by Merrick Architecture, on behalf of BC Housing, for a Single Room Accommodation (SRA) Demolition Permit in accordance with section 193D of the Vancouver Charter and the Single Room Accommodation By-law for the property located at 222 Keefer Street, to demolish six SRA-designated rooms to support the operational needs of the operator, subject to:
- i. A development permit consistent with the plans provided for this SRA permit application being issuable.
- C. THAT Council approve the application by BC Housing for a Single Room Accommodation (SRA) Demolition Permit in accordance with section 193D of the Vancouver Charter and the Single Room Accommodation By-law for the property located at 160 East Hastings Street, to demolish 161 SRA-designated rooms to enable the creation of 77 self-contained social housing dwelling units and programming space, subject to:
- i. A development permit consistent with the plans provided for this SRA permit application being issuable.
 - ii. The applicant making arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement and/or Section 219 Covenant to secure all residential units as social housing units for the longer of 60 years or the life of the building, subject to the following:
 - a. A no separate-sales covenant;
 - b. A no stratification covenant;
 - c. A provision that no residential units will be rented for less than one month at a time;
 - d. A requirement that all units comply with the definition of “social housing” in the Vancouver Development Cost Levy By-law;

- e. All dwelling units will be occupied only by persons eligible for either Income Assistance or a combination of Old Age Security pension and the Guaranteed Income Supplement and rented at rental rates no higher than the shelter component of Income Assistance; and
 - f. Such other terms and conditions as the General Manager of Arts, Culture and Community Services and the Director of Legal Services may in their sole discretion require.
- D. THAT Council approve the application by BC Housing for a Single Room Accommodation (SRA) Demolition Permit in accordance with section 193D of the Vancouver Charter and the Single Room Accommodation By-law for the property located at 956 Main Street, to demolish 23 SRA-designated rooms to enable the creation of 12 self-contained social housing dwelling units and programming space, subject to:
- i. A development permit consistent with the plans provided for this SRA permit application being issuable.
 - ii. The applicant making arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement and/or Section 219 Covenant to secure all residential units as social housing units for the longer of 60 years or the life of the building, subject to the following:
 - a. A no separate-sales covenant;
 - b. A no stratification covenant;
 - c. A provision that no residential units will be rented for less than one month at a time;
 - d. A requirement that all units comply with the definition of “social housing” in the Vancouver Development Cost Levy By-law;
 - e. All dwelling units will be occupied only by persons eligible for either Income Assistance or a combination of Old Age Security pension and the Guaranteed Income Supplement and rented at rental rates no higher than the shelter component of Income Assistance; and
 - f. Such other terms and conditions as the General Manager of Arts, Culture and Community Services and the Director of Legal Services may in their sole discretion require.

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.

Recommendation A is subject to a 2/3 vote of Council pursuant to section 206 of the Vancouver Charter.

Purpose and Executive Summary

This report seeks Council's approval of one SRO Upgrading Grant to Veteran's Memorial Housing Society in the amount of \$1,324,960 for capital upgrades at Veteran's Memorial Manor (located at 310 Alexander Street) to support important life safety and livability upgrades. The report also seeks Council approval of three Single Room Accommodation (SRA) Permits to the applicant BC Housing (or representatives of BC Housing), to demolish or convert SRA-designated rooms to create self-contained units and/or support operational needs at the following addresses:

- 222 Keefer Street
- 160 E Hastings Street; and
- 956 Main Street

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.

[Downtown Eastside Local Area Plan \(2014\)](#) - The SRO Upgrading Grant stream was established as part of the DTES Local Area Plan to support the implementation of the SRO Strategy and to provide grants to non-profit housing providers to improve livability and life safety conditions in rooms designated under the SRA By-law.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

Recommendation A: Single Room Occupancy (SRO) Upgrading Grant

On February 4, 2026 Council approved an SRO Upgrading Grant to Veteran's Memorial Housing Society to undertake capital improvements on the 133-room SRA-designated property located at 310 Alexander. A condition of the grant was that the Society register on title a Housing Agreement securing the rents on one third of the rooms (44 rooms in total) at the shelter component of income assistance for a period of 10 years.

After the grant was approved, the original proposed scope of work needed to be amended based on current capital needs. Furthermore, the Society was unable to meet the affordability requirements of the Housing Agreement as a majority of their existing tenants are seniors receiving Old Age Security and the Guaranteed Income Supplement, whose shelter allowances are based on rent geared to income and exceed those for individuals on income assistance

(typically paying around \$600 compared to the maximum shelter allowance of \$500). As the Society was unable to satisfy the grant requirements, the funding was not disbursed. The Society subsequently submitted a revised application reflecting the updated scope of work and worked with staff to negotiate alternative Housing Agreement terms.

Recommendations B, C and D: The Single Room Accommodation (SRA) By-law and SRA Permit Applications

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 room loss with the need to improve, maintain and replace SROs.

BC Housing, or a representative of BC Housing, has submitted three SRA permit applications for the following BC Housing-owned SRA-designated properties: 222 Keefer Street (Keefer Rooms), 160 E Hastings Street (Regent Hotel) and 956 Main Street (Thorton Hotel). The proposed work at each property involves converting or demolishing rooms to improve liveability for tenants and support operational needs while maintaining affordability. The background and proposed scope of work for each property are included in Appendix B.

Discussion

Recommendation A: Single Room Occupancy (SRO) Upgrading Grants

This report recommends approval of one SRO Upgrading Grant totalling \$1,324,960 to Veteran's Manor Memorial Society to support critical building updates that improve safety and liveability for tenants at Veteran's Manor.

Following discussions with staff about the changes in scope of work and affordability conditions, the Society submitted a new grant application with a revised scope of work that included two key changes. Instead of elevator repairs, which BC Housing recently committed to funding, the scope of work now includes replacement of the boiler and upgrading the building's Make Up Air Unit. The other items in the scope of work for the grant approved by Council in February 2026 remain unchanged, including replacement of bathtubs with showers in each room, upgrades to windows, and installation of security cameras.

Further, the Society has worked with staff to negotiate revised Housing Agreement terms that ensure that rooms are occupied by low-income tenants while also providing the Society flexibility to continue to primarily house seniors. The revised housing conditions require that one third of the rooms (44 rooms) are occupied only by persons eligible for either Income Assistance or a combination of Old Age Security pension and the Guaranteed Income Supplement and rented at rental rates no higher than the shelter component of Income Assistance or Rent Geared to Income for a period of 10 years.

Appendix A provides further background on the Veteran's Manor Memorial Society and details on the proposed upgrades.

Recommendations B, C, and D: SRA Conversion and Demolition Permits

The Vancouver Charter requires that Council consider at least four factors when deciding whether to grant an SRA Conversion and Demolition Permit including:

- The accommodation that will be available to the tenants affected by the conversion or demolition
- 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
- The condition of the building that is the subject of the permit; and
- The need to replace or improve, over time, single room accommodation in the city

Additionally, Council may also consider any other matters that they consider relevant:

- Unique features of the building and land.

Each SRA Conversion and/ or Demolition application has been reviewed by staff in accordance with the five factors, as detailed in Appendix C. Based on this review and given the alignment with Council's priority to improve and replace SROs while maintaining affordability. The three permits are being recommended for Council approval.

Financial Implications

This report recommends a grant of \$1,324,960 to the Veteran's Memorial Housing Society to support capital improvements at 310 Alexander (Veteran's Manor). The source of funds for the grant is the 2026 SRO Upgrading Grants Capital Budget.

Legal Implications

If the recommendations in this report are approved, then Council will approve one grant and three SRA Conversion and Demolition Permits required to authorize the proposed work on the properties.

* * * * *

APPENDIX A

Recommendation A: Single Room Occupancy (SRO) Upgrading Grant to Veteran's Memorial Housing Society

The Veterans Memorial Housing Society is a non-profit organization established in response to a rise in homelessness and poor living conditions experienced by veterans in Vancouver. In 1986, the Society partnered with the City of Vancouver to develop the Veteran's Memorial Manor, located at 310 Alexander Street.

The 133-room SRA-designated property houses men 55 years and older, including veterans and other men at risk of experiencing homelessness, all of whom pay deeply affordable rents ranging from \$460-\$640. The Society has a long-term ground lease with the City, which was recently extended until 2036.

The recommended grant of \$1,324,960 will improve safety and livability for tenants of Veteran's Memorial Manor through capital upgrades that include replacement to the boiler, upgrading the building's Make Up Air Unit, replacement of bathtubs with showers in each unit, upgrades to windows, as well as installation of security cameras. Tenants will be able to remain in place while the renovations are underway. The grant application included quotes from reputable vendors for each item in the applicant's scope of work.

Disbursement of grant funds is conditional on the applicant entering into a grant agreement with the City, which includes terms for the grant funds to be used appropriately and that the applicant completes the work in a timely manner. The funding is also subject to the Society entering into and registering on title a Housing Agreement that requires one third of the rooms (44 rooms in total) to be occupied only by persons eligible for either Income Assistance or a combination of Old Age Security pension and the Guaranteed Income Supplement and rented at rental rates no higher than the shelter component of Income Assistance or Rent Geared to Income.

* * * * *

APPENDIX B

Recommendations B, C, and D: Proposed Scopes of Work for Each SRA Permit

Building Name and Address	Property Description	Proposed Scope of Work
222 Keefer (Keefer Rooms)	<ul style="list-style-type: none"> • HA-1A Zoning • Constructed in 1912-1913; listed on the Vancouver Heritage Register • 4 storeys above grade and a basement level (previously occupied by commercial tenant – Gain Wah restaurant) • Contains 47 SRA-designated residential rooms • Building has been vacant since 2022 following a fire that started in the restaurant 	<p>The application proposes to demolish six rooms to facilitate the construction of a stairwell and common area amenity rooms on floors two to four, reducing the total room count from 47 to 41.</p> <p>The proposed work also includes renovating existing toilets and showers on each floor to allow for the construction of nine new toilets and showers (three on each floor).</p> <p>See Appendix D for the SRA Permit application and supporting documentation.</p>
160 E Hastings (Regent Hotel)	<ul style="list-style-type: none"> • Zoned DEOD • Constructed in 1913; listed on the Vancouver Heritage Register • 8 storeys above grade and basement level • Contains 161 SRA-designated residential rooms • Building is vacant following “Unsafe to Occupy” in 2018 under previous ownership • The City became the owner of the property in 2020 and entered into a long-term lease with BCH to develop the building into self-contained social housing 	<p>The application proposes to demolish 161 residential rooms on floors two to eight to create 77 new self-contained units with kitchenettes and bathrooms, ranging in size from 227 to 673 square feet for the accessible suites.</p> <p>The proposed work also includes seismic upgrades, full hazardous materials abatement, two code-conforming exit stairs, two new elevators, and replacement of all mechanical, electrical, and fire and life safety systems.</p> <p>Additionally, the proposed work includes renovations to the basement and ground floor to provide a heat treatment room, staff services (bathroom, shower and locker room), office space, nurses’ station, counseling areas, commercial kitchen and dining area as well as laundry facilities for residents to support supportive housing operational needs.</p> <p>See Appendix E for the SRA Permit application and supporting documentation.</p>
956 Main Street (Thornton Hotel)	<ul style="list-style-type: none"> • Zoned FC-1 • Constructed in 1901; not listed on the Vancouver Heritage Register • 3 storeys above grade, including a commercial unit on the ground floor (Torafuku Restaurant) 	<p>The application proposes to demolish 23 residential rooms to enable the creation of 12 self-contained units, including 10 studio units and two 1-bedroom units, as well as a program and office space to support supportive housing operational needs.</p> <p>The new units will include kitchenettes and bathrooms and will range in size from 196 to</p>

Building Name and Address	Property Description	Proposed Scope of Work
	<ul style="list-style-type: none">• Contains 23 SRA-designated residential rooms	347 square feet. The scope of work also includes significant envelope upgrades to the building. See Appendix F for the SRA Permit application and supporting documentation.

* * * * *

APPENDIX C

Recommendations B, C, and D: Assessment of SRA Permits

	1. Adequacy of Replacement Accommodation for Affected Tenants	2. Supply of Low-Cost Accommodation (See Figure X)	3. Need to Improve and Replace Single Room Accommodation	4. Condition of the Building	5. Unique Features of Building and Land
222 Keefer Street	<p>There are currently no tenants residing in the building.</p> <p>Previous tenants who express interest in returning will be offered right of first refusal in the upgraded building, subject to eligibility requirements.</p>	<p>The loss of six SRO rooms will be offset by the creation of 41 self-contained units, all secured at the shelter component of income assistance.</p>	<p>Due to the unit size under 200 sf, the 41 improved rooms will remain designated under the SRA By-law as secured low-income housing.</p>	<p>The building is currently vacant due to a fire in 2022, which resulted in significant damage.</p> <p>Several major building systems require repairs, including inadequate electrical and mechanical systems and structural deficiencies, such as the absence of foundation footings.</p>	<p>The building is listed on the Heritage Register, and work will be completed in accordance with the Heritage Conservation Plan submitted as part of the Development Permit application.</p> <p>This includes retention and rehabilitation of the north and west sides of the facade, window frames, sashes and cornices.</p>

	1. Adequacy of Replacement Accommodation for Affected Tenants	2. Supply of Low-Cost Accommodation (See Figure X)	3. Need to Improve and Replace Single Room Accommodation	4. Condition of the Building	5. Unique Features of Building and Land
160 E Hastings Street	<p>There are currently no tenants residing in the building.</p> <p>Previous tenants who express interest in returning will be offered right of first refusal in the upgraded building, subject to eligibility requirements.</p>	<p>The loss of 168 SRO rooms will be offset by the creation of 77 self-contained units, all secured at the shelter component of income assistance.</p>	<p>Due to the average unit size over 200 sf, the property will be removed from the SRA By-law and secured as social housing.</p>	<p>The building is currently vacant due to an “Unsafe to Occupy” Order posted in 2018 .</p> <p>The building has numerous life safety deficiencies, including a deteriorated fire escape.</p>	<p>The building is listed on the Heritage Register, and work will be completed in accordance with the Heritage Conservation Plan submitted as part of the Development Permit application.</p> <p>This includes retention and rehabilitation of the facade, cornices, parapets, “Clemes Block 1913” signage and windows.</p>
956 Main Street	<p>There are currently no tenants residing in the building.</p> <p>Previous tenants who express interest in returning will be offered right of first refusal in the upgraded building, subject to eligibility requirements.</p>	<p>The loss of 20 SRO rooms will be offset by the creation of 12 self-contained units, all secured at the shelter component of income assistance.</p>	<p>Due to the average unit size over 200 sf, the property will be removed from the SRA By-law and secured as social housing.</p>	<p>The building is currently vacant due to a fire in 2023.</p>	<p>The building is listed on the Heritage Register; however, no further heritage review is required.</p>

APPENDIX D 222 Keefer Street

Supporting Documentation



SINGLE ROOM ACCOMMODATION CONVERSION* or DEMOLITION* PERMIT APPLICATION

SR No. _____

Civic Address: 222 KEEFER STREET

Legal Description: Lot 41 _____ Subdivision _____ Block 17 _____

District Lot 196 _____ Plan 184 _____

Building Name: KEEFER ROOMS

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

Name: BENNY LOW (B.C. HOUSING MANAGEMENT COMMISSION) _____ You are the:
 Mailing Address: 1701 - 4555 KINGSWAY, _____ Property Owner
 City: BURNABY, B.C. _____ Postal Code: V5H 4V8
 Company Name: B.C. HOUSING _____ Phone Number: 604-439-4136 Agent for Property Owner
 Non-Profit Number (if applicable): _____

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: MIKE PISTRIN, VICE PRESIDENT, DEVELOPMENT AND ASSET STRATEGIES _____
 Address: 1701 - 4555 KINGSWAY, _____ Postal Code: V5H 4V8
 City: BURNABY, B.C. _____ Phone Number: 604-454-2041

Property Owner's Name: MARTIN JUSTIN, ASSOCIATE VICE PRESIDENT, ASSET STRATEGIES _____
 Address: 1701 - 4555 KINGSWAY, _____ Postal Code: V5H 4V8
 City: BURNABY, B.C. _____ Phone Number: 778-452-278

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) | 45 | Total # of SRA rooms in this building |
| 003 | <input type="checkbox"/> | Change frequency of rent payments for designated room(s) | 2 | 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 checked="" type="checkbox"/> | Repair or alter designated room(s) | | |
| 006 | <input checked="" 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:

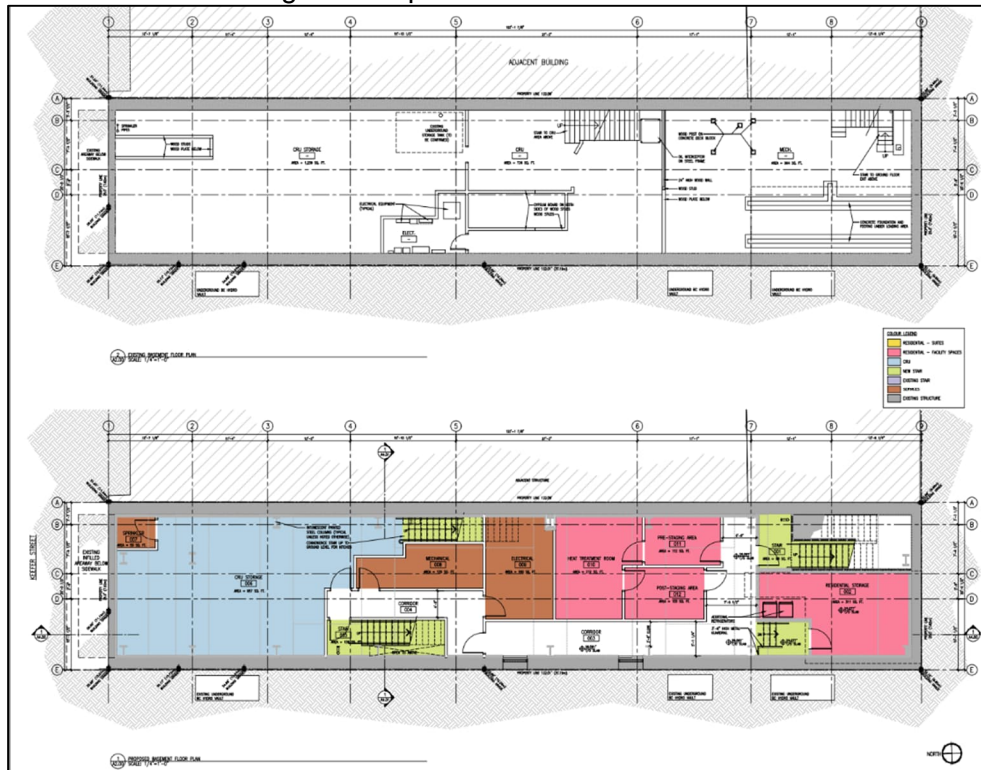
To repair The Keefer Rooms building that had been damaged by fire in year 2022. To upgrade all building systems (seismic, envelope, mechanical, electrical, fire & life safety, interior & exterior finishes) to align with the current Vancouver Building Bylaw, and to improve the living conditions for future tenants.

Please continue application on reverse

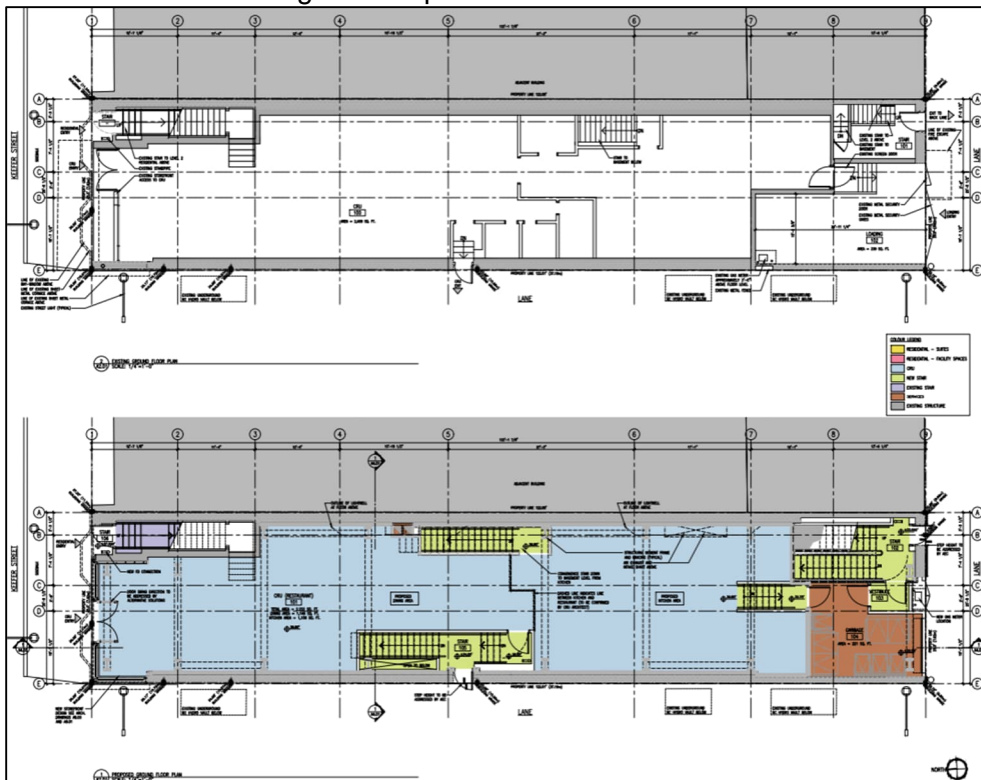
THIS SECTION MUST BE COMPLETED:	OFFICE USE
Are there any permanent residents needing to relocate as a result of this proposed conversion? <input type="radio"/> Yes <input checked="" type="radio"/> No	
If Yes, you must provide the following information:	
1 The number of permanent residents that will be affected? 0	
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 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	
<input checked="" type="checkbox"/> By submitting this application, I, <u>BENNY LOW</u> <small>(B.C. HOUSING MANAGEMENT COMMISSION)</small> , 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 <u>03</u> DAY OF <u>FEB.</u> 20 <u>26</u>	Submit

Floor Plans

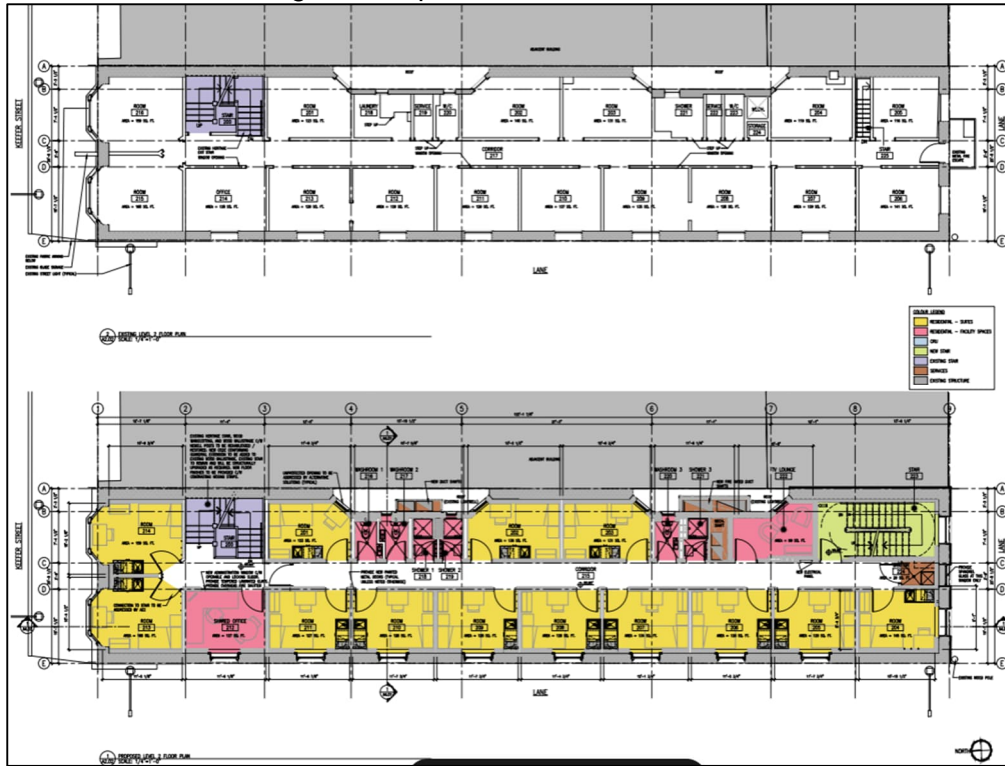
Existing and Proposed Floor Plans - Basement



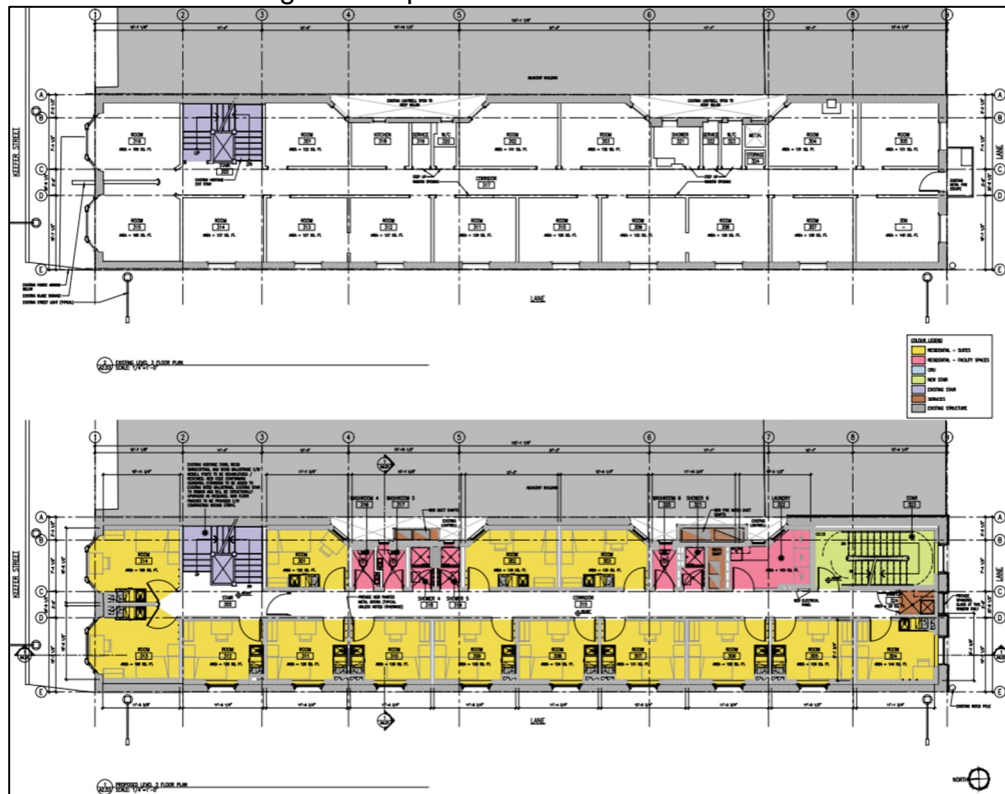
Existing and Proposed Floor Plans – Level 1



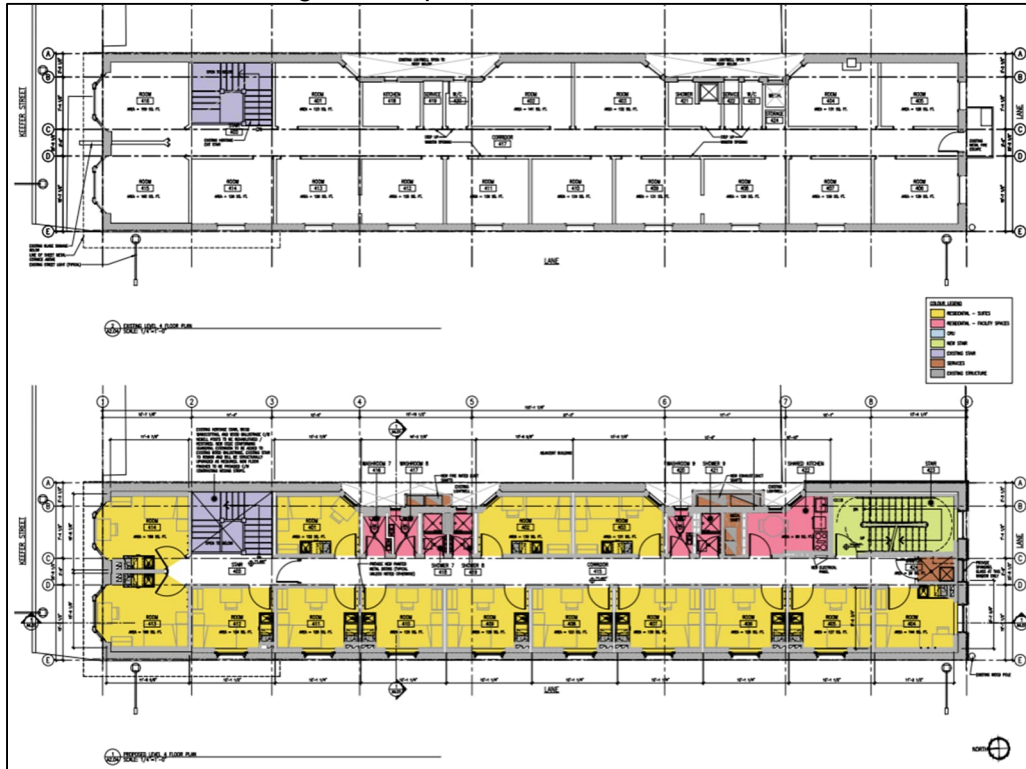
Existing and Proposed Floor Plans – Floor Two



Existing and Proposed Floor Plans – Floor Three




Existing and Proposed Floor Plans – Floor Four



* * * * *

APPENDIX E 160 East Hastings Street Supporting Documentation



SINGLE ROOM ACCOMMODATION CONVERSION* or DEMOLITION* PERMIT APPLICATION

SR No. _____

Civic Address: 160 EAST HASTINGS

Legal Description: Lot 29 Subdivision _____ Block 12
 District Lot 196 Plan 194

Building Name: Hotel Regent, 160 E Hastings St Vancouver, BC V6A 1N4

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

Name: Martin Austin & Michael Pizarri You are the:

Mailing Address: Suite 1701-4555 Kingsway Property Owner

City: Burnaby, BC Postal Code: BC V5H 4V8 Agent for Property Owner

Company Name: Provincial Rental Housing Corporation (BC Housing) Phone Number: 604-433-1711

Non-Profit Number (if applicable): _____

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: Provincial Rental Housing Corporation (BC Housing)

Address: Suite 1701-4555 Kingsway Postal Code: BC V5H 4V8
 City: Burnaby, BC Phone Number: 604-433-1711

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

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

001	<input checked="" type="checkbox"/>	Convert* occupancy of designated room(s)	<u>8</u>	Total # of storeys in this building
002	<input type="checkbox"/>	Change term or nature of tenancy of designated room(s)	<u>154</u>	Total # of SRA rooms in this building
003	<input type="checkbox"/>	Change frequency of rent payments for designated room(s)	<u>7</u>	Total # of non-SRA rooms in this building
004	<input checked="" type="checkbox"/>	Convert* vacant designated room(s)	<u>0</u>	Total # of tenants in this building
005	<input type="checkbox"/>	Repair or alter designated room(s)		
006	<input checked="" 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:

The proposed project intend to fully rehabilitate the heritage designated Regent Hotel. This includes a seismic upgrade, full hazardous materials abatement, replacement of all mechanical, electrical, and fire and life safety systems. The project will provide 2 code conforming exit stairs, as well as two new elevators. There will be space for the non-profit operator on the ground floor as well as support spaces for the tenants. A commercial kitchen and dining area will also be provided on the ground floor. The number of dwellings will be reduced from 161 to 77, however the dwellings that remain will all be self contained units with their own bathrooms and kitchenettes.

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 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 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, Martin Austin & Michael Pistrin, 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.

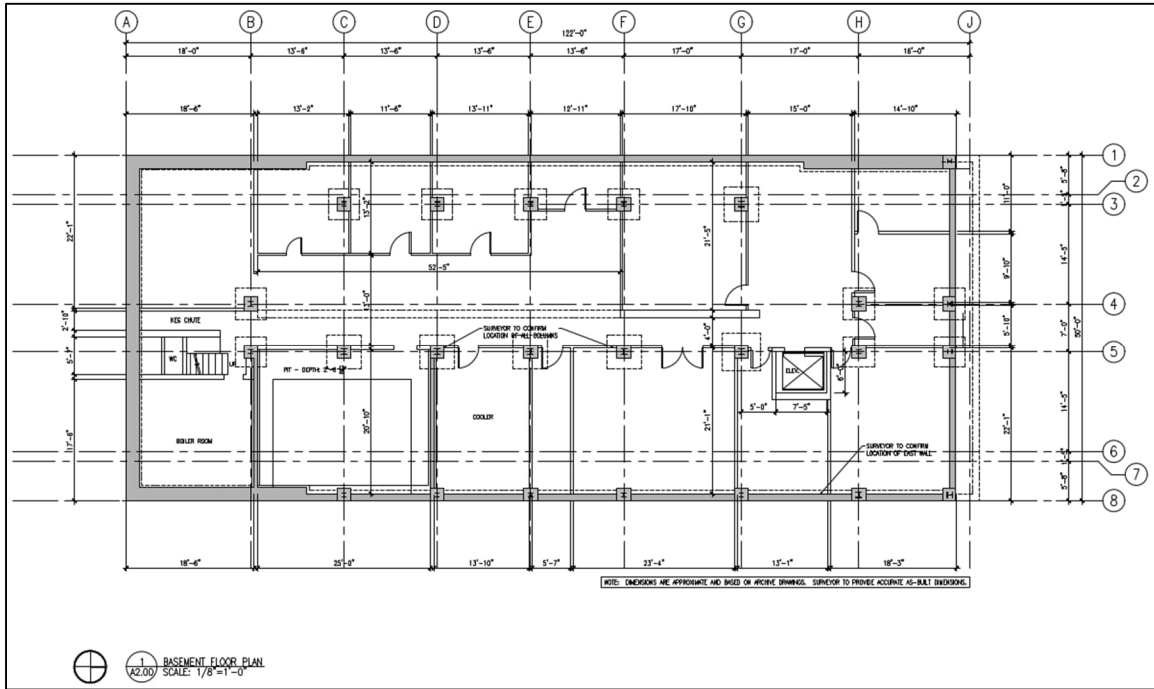


SUBMITTED AT VANCOUVER, BC THIS _____ DAY OF _____ 20_____

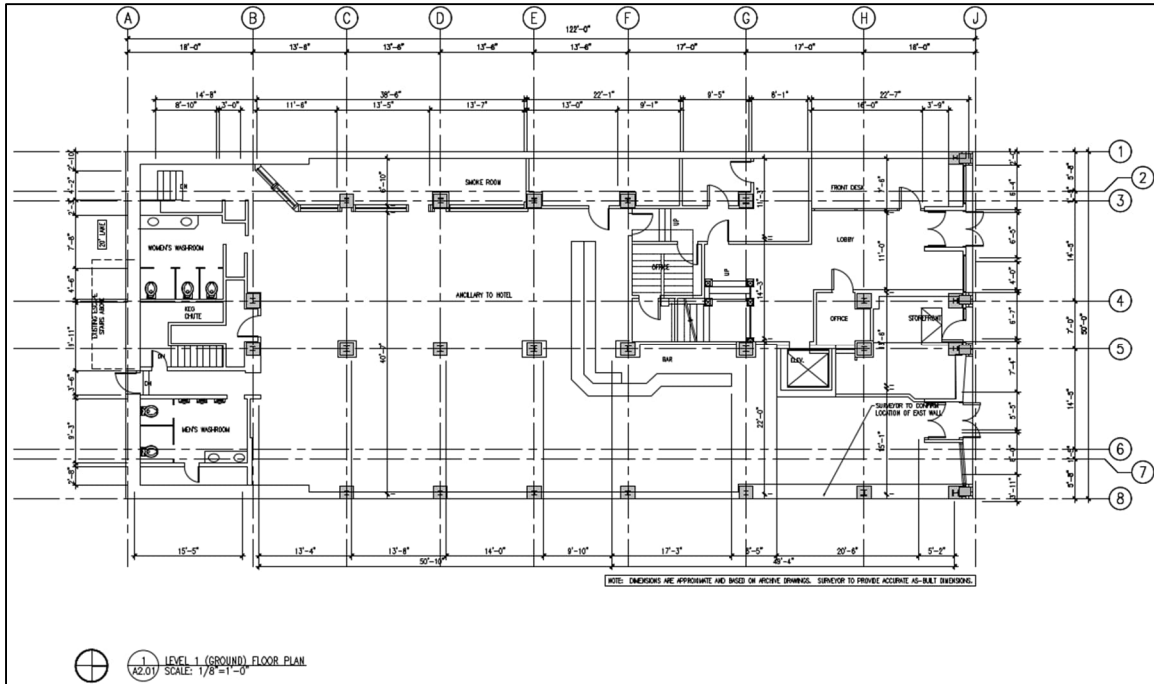
Submit

Existing Floor Plans

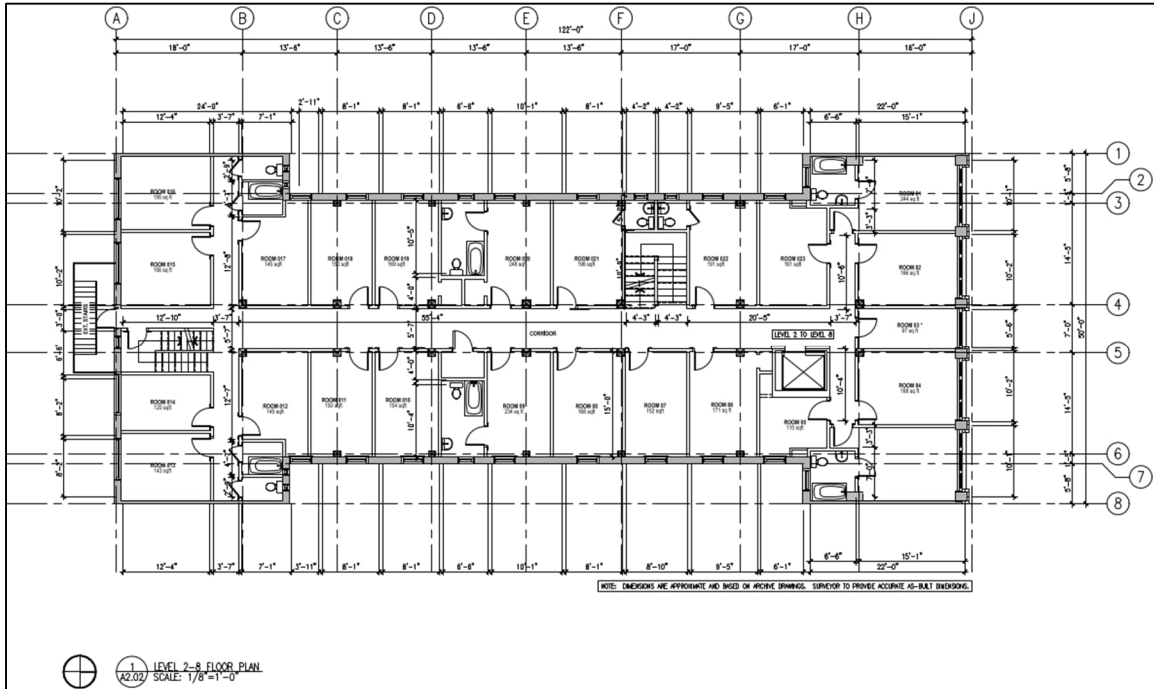
Basement



Level 1

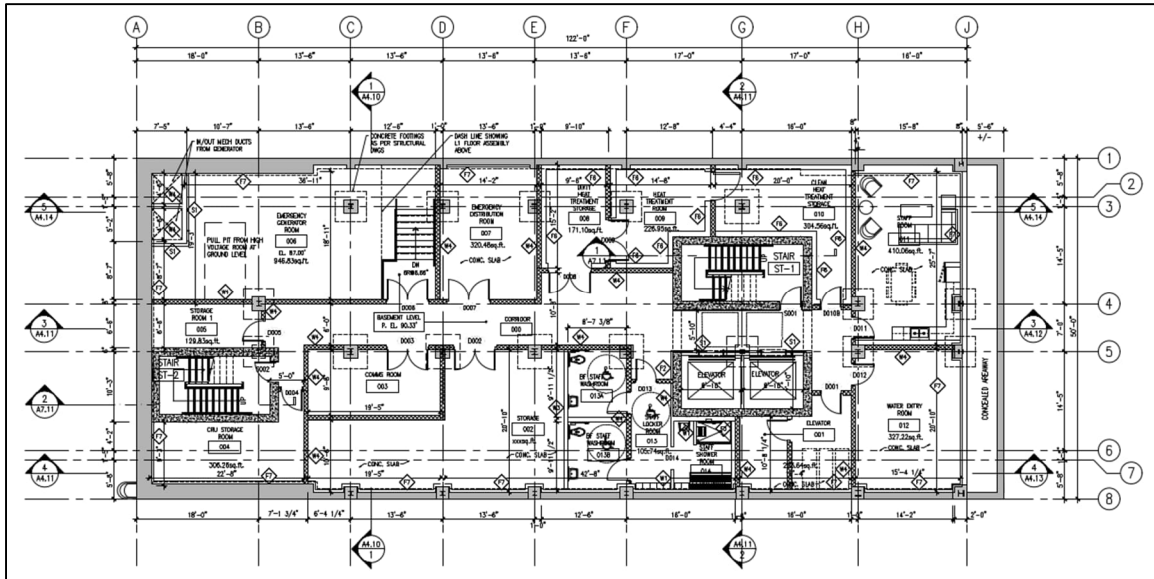


Levels 2-8

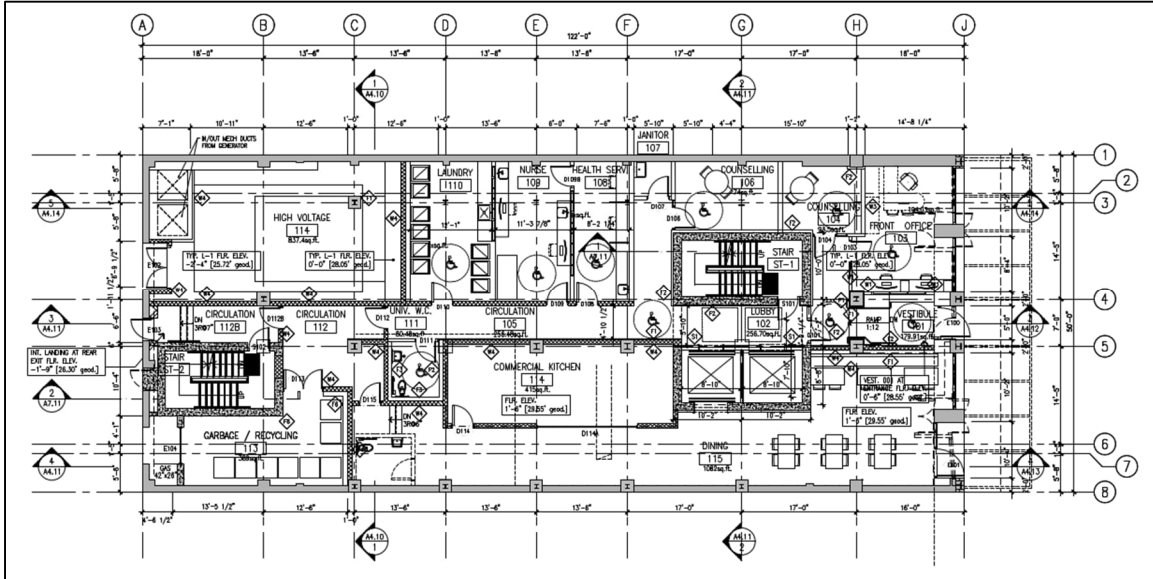


Proposed Floor Plans

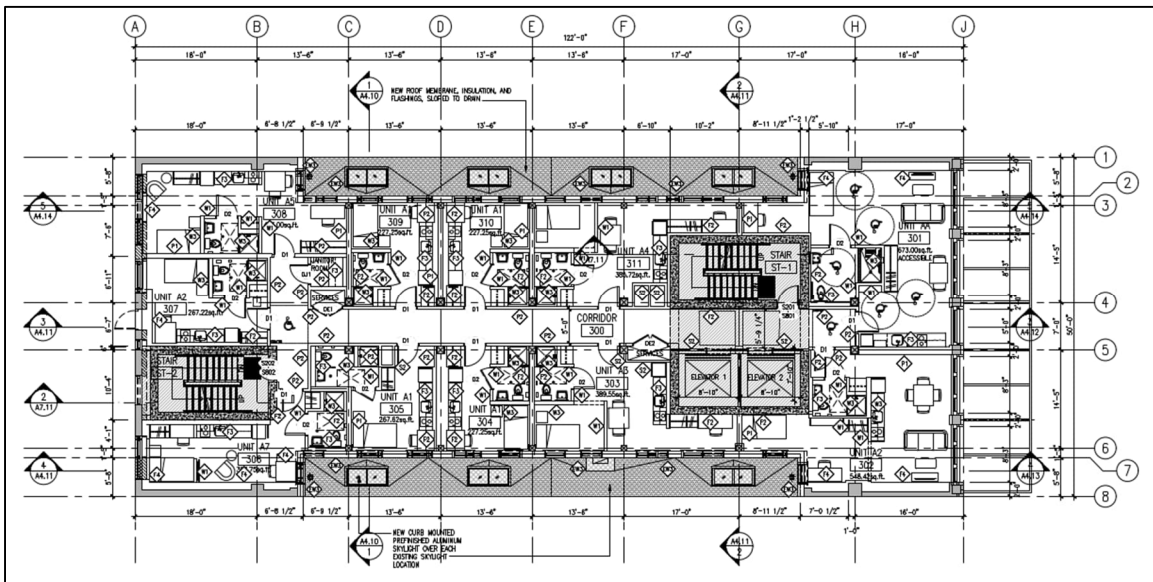
Basement



Level 1




Levels 2-8



* * * * *

**APPENDIX F
956 Main Street**

Supporting Documentation



**SINGLE ROOM ACCOMMODATION CONVERSION*
or DEMOLITION* PERMIT APPLICATION**

SR No. _____

Civic Address: 956 MAIN ST. VANCOUVER, BC, V6A 2W1 CANADA

Legal Description: Lot 12 Subdivision GROUP 1 Block 24
 District Lot 196 NWD Plan 134

Building Name: BC Housing - Thornton Hotel

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

Name: James Anders You are the:
 Mailing Address: 1500 - 601 West Hastings Street Property Owner
 City: Vancouver Postal Code: V6B 1M8 Agent for Property Owner
 Company Name: HDR Phone Number: 604.622.5300
 Non-Profit Number (if applicable): _____

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: Provincial Rental Housing Corporation
 Address: Suite 1701-4555 Kingsway Postal Code: BC V5H 4V8
 City: Burnaby, BC Phone Number: 604-433-1711

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)	3	Total # of storeys in this building
002	<input type="checkbox"/>	Change term or nature of tenancy of designated room(s)	22	Total # of SRA rooms in this building
003	<input type="checkbox"/>	Change frequency of rent payments for designated room(s)	0	Total # of non-SRA rooms in this building
004	<input checked="" 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 checked="" 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:

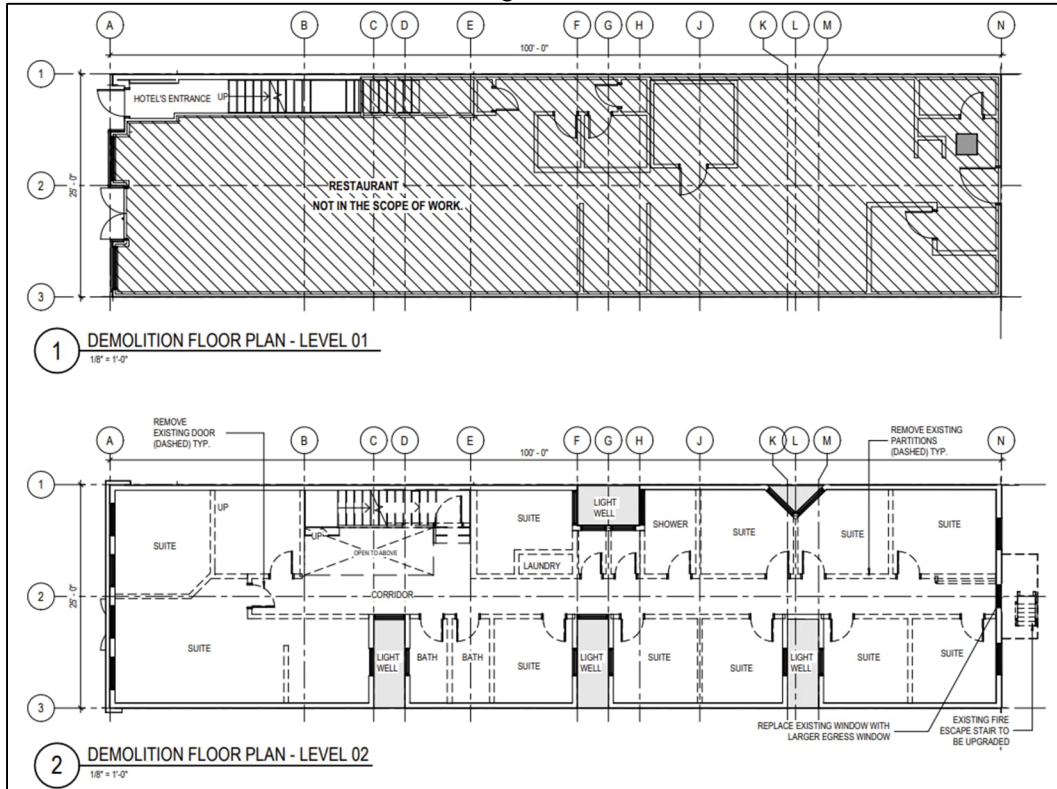
RENOVATION OF A 4,844 ft2 EXISTING SINGLE ROOM OCCUPANCY (SRO). THREE STOREYS IN BUILDING HEIGHT, CONSTRUCTED IN LIGHT-WOOD FRAME WITH CONCRETE FOUNDATIONS. THE PROJECT INCLUDE CONVERTING THE SRO UNITS ON LEVEL 2 AND LEVEL 3 TO SELF-CONTAINED UNITS OF VARYING SIZES WITH FULL BUILDING SERVICES AND ENVELOPE UPGRADES. FUTURE WORK SHALL HAVE MINIMAL DISRUPTIONS TO THE EXISTING CRU TENANT ON LEVEL 1 (TORAFUKU RESTAURANT).

Please continue application on reverse

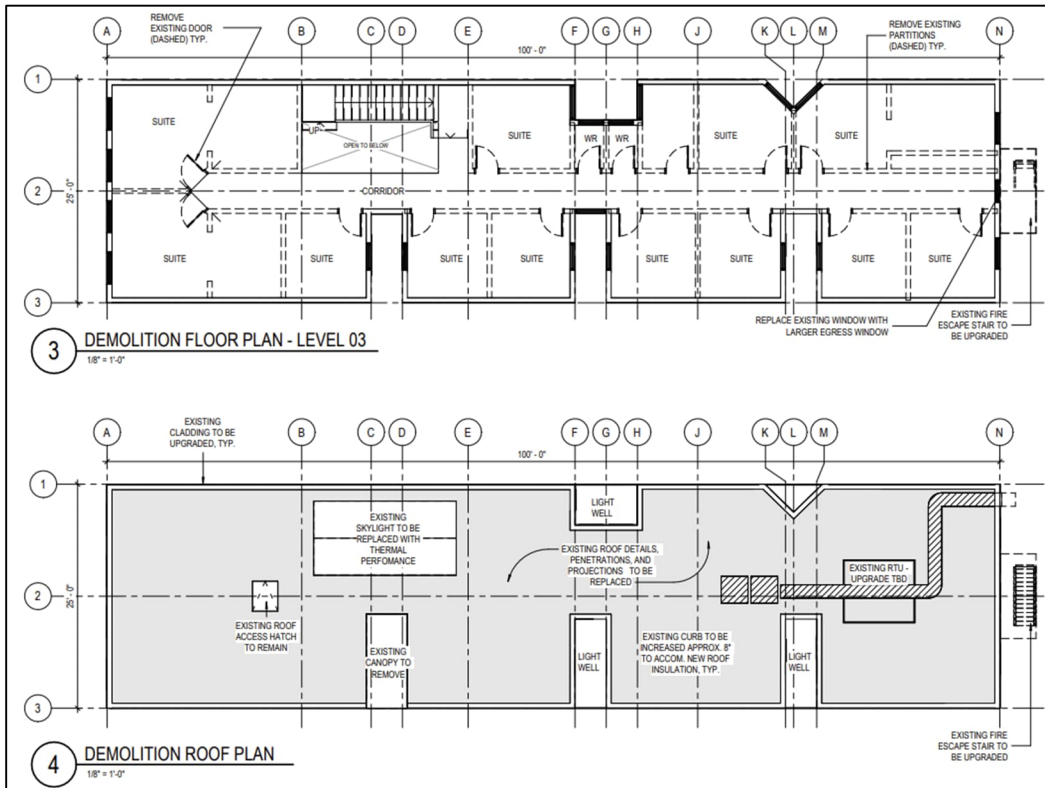
THIS SECTION MUST BE COMPLETED:	OFFICE USE
Are there any permanent residents needing to relocate as a result of this proposed conversion?	
<input type="radio"/> Yes <input checked="" type="radio"/> No	
If Yes, you must provide the following information:	
1 The number of permanent residents that will be affected? 0	
You must also include with this application the following required supporting documents:	
<input 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 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	
<input checked="" type="checkbox"/> By submitting this application, I, <u>James Aalders</u> , 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 <u>14</u> DAY OF <u>Octobe</u> <u>20</u> <u>2025</u>	Submit

Floor Plans

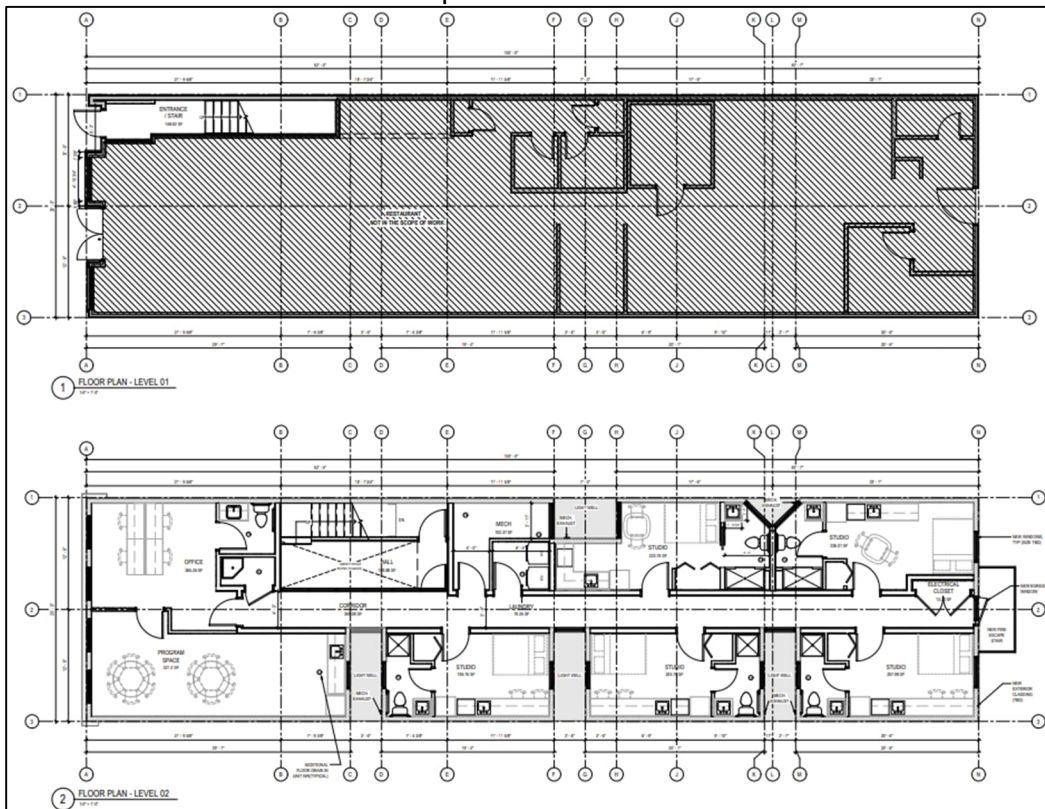
Existing Levels 1-2



Existing Level 3-Roof



Proposed Levels 1-2



Proposed Level 3 - Roof

