CITY OF VANCOUVER

COUNCIL REPORT

Report Date:	November 17, 2026
Contact:	Celine Mauboules
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Meeting Date:	December 2, 2026

Submit comments to Council

TO: Standing Committee on Policy and Strategic Priorities

FROM: General Manager of Arts, Culture and Community Services

SUBJECT: Single Room Occupancy (SRO) Upgrading Grants and Single Room Accommodation (SRA) By-Law Demolition Permit for 25 East Hastings (Dodson Rooms)

Recommendations

A. THAT Council approve 10 Single Room Occupancy (SRO) Grants totalling $2,623,046 from the 2026 SRO Upgrading Grants Capital Budget to the organizations listed in the tables labeled “Stream 1: Non-profit SRO Upgrading Grants” and “Stream 2: Private SRO Upgrading Grants” in Appendix A, subject to:

   i. The organizations obtaining all required development and building permits; and

   ii. The organizations entering into and registering on title to the property a Housing Agreement and/or Section 219 Covenant with the terms outlined in Appendix B, and otherwise upon such terms and conditions as the Director of Legal Services in consultation with the General Manager of Arts, Culture and Community Services may require.

B. THAT Council approve two Single Room Occupancy (SRO) Grants totalling $199,502 from the 2026 SRO Upgrading Grants Capital Budget to the organization listed in the table labeled “Stream 3: Peer-Based Building Improvement Initiatives” in Appendix A.

C. THAT, pursuant to section 206(1)(j) of the *Vancouver Charter*, Council deem any organization that is to receive a grant pursuant to the Recommendations above and that is not a registered charity with Canada Revenue Agency to be an organization contributing to the health and welfare of the city.

D. THAT Council delegate authority to the General Manager of Arts, Culture and Community Services to negotiate and execute agreements to disburse the grants described in the Recommendations above on the terms and conditions set out in this report or other terms and conditions that satisfy the General Manager of Arts, Culture and Community Services and the Director of Legal Services.

E. THAT no legal rights or obligations will arise or be created by Council's adoption of the Recommendations above unless and until all legal documentation has been executed and delivered by the City and the grant recipients.

F. THAT Council approve 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 Dodson Rooms, located at 25 East Hastings Street, to convert 71 existing residential rooms to 52 self-contained units, subject to:

i. The organization obtaining a development permit in accordance with the proposed plans in Appendix G.

ii. The organization entering into and registering on title to the property a Housing Agreement and/or Section 219 Covenant with the terms outlined in Appendix B, and otherwise upon such terms and conditions as the Director of Legal Services in consultation with the General Manager of Arts, Culture and Community Services may require.

Recommendations A through D requires 2/3 affirmative votes of all Council members per section 206(1) of the *Vancouver Charter*.

Purpose and Executive Summary

This report seeks Council's approval of twelve Single Room Occupancy (SRO) Upgrading Grants totalling $2,822,548 to 11 organizations, outlined in Appendix A, to undertake capital improvements in SRO buildings that support improved safety and liveability for tenants. The grant program is made up of three grant streams:

- Stream 1 - Non-profit SRO Upgrading Grants: Seven grants totalling $1,647,545 to non-profit organizations
- Stream 2 – Private SRO Upgrading Grants: Three grants totalling $975,501 to private owners and operators[1]
- Stream 3 – Peer-based Building Improvement Initiatives Grants: Two grants totalling $199,502 to one non-profit organization

The report also seeks Council approval of a Single Room Accommodation (SRA) Demolition Permit to Anhart Community Housing Society to demolish 19 SRA-designated rooms to enable the delivery of 52 self-contained units of social housing at 25 E Hastings (the Dodson Rooms).

[1] 'Private owners and operators' refer to private organizations, such as corporations, partnerships, and groups of two or more individual owners. A single private individual owner is not eligible under Stream 2: Private SRO Upgrading Grants

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, demolition, and conversion of SRA-designated rooms. The SRA Bylaw 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 6,500 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.

DTES Directions and Initiatives: Actions Update (2025) (RTS 17846) - The SRO Upgrading Grants Program was expanded to include private owners as eligible applicants with an allocation of up to $2 million in funding.

DTES Housing Implementation – The *Policies and Guidelines for Converting SRA-Designated Rooms to Self-Contained Units* were updated to allow SRA rooms that are converted to self-contained social housing units and are 200 sf or bigger to be removed from the SRA By-law.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

Recommendations A and B:

Most SROs are over 100 years old and require significant investment and upkeep to remain operational and safe for residents, including addressing the ongoing need for capital maintenance and upgrades.

The SRO Upgrading Grant Program was established in 2014 through the implementation of the Downtown Eastside (DTES) Local Area Plan to support capital projects that improve safety and liveability in SROs, including improvements to building structure (interior and exterior), buildings systems (plumbing, electrical, mechanical, safety), as well as common areas and residential rooms.

Historically, the grant program was limited to non-profit organizations that owned or operated SROs. In 2025, recognizing the precarious condition of the SRO stock and the limited funding available to support required life-safety upgrades and improve livability, Council approved an expansion of the program by allocating up to $2 million in grants to privately owned SROs. To support this expanded investment, enhance program delivery, and to better address the range of needs across the SRO stock, staff have introduced a three-stream funding framework that aligns investments with specific operational and capital objectives. The three streams are as follows:

- **Stream 1 - Non-profit SRO Upgrading Grants** to support Non-Profit Organizations in undertaking capital improvements through grants of up to $10,000 per residential room.
- **Stream 2 - Private SRO Upgrading Grants** to support private SRO owners in undertaking capital improvements through grants of up to $10,000 per residential room.
- **Stream 3 - Peer-Based Building Improvement Initiatives Grants** to support non-profit organizations to deliver tenant-led, small-scale repairs and maintenance programs in SROs. Applicants are eligible for up to $100,000 per initiative.

Recommendation F: Single Room Accommodation (SRA) Demolition Permit for 25 East Hastings Street (Dodson Rooms)

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 loss of existing rooms with the need to improve, maintain and replace SROs.

Anhart Community Housing Society has applied for an SRA Demolition Permit to demolish 19 rooms in order to create 52 self-contained units at 25 East Hastings Street (Dodson Rooms). The Society has also applied for an SRO Upgrading Grant (Recommendation A) to support the renovations. The background and details of the scope of work are included in Appendices D and H.

Discussion

Recommendations A and B: SRO Upgrading Grants

Application and Adjudication Process

Staff held an Information Session in May 2026 inviting non-profit and private owners/organizations to learn and ask questions about the three grant streams available. Twenty-two people attended, representing approximately 20 different owners/organizations. Staff accepted applications from June 15, 2026, to Aug 16, 2026.

The adjudication process consisted of staff from Housing and Homelessness Services reviewing applications under each grant stream to assess eligibility, completeness of required documentation, and feasibility of the scope of work, budget and timeline. Specific eligibility criteria for each grant stream are detailed in Appendix C.

Applications were evaluated based on project readiness, urgency of need, anticipated tenant benefit, life-safety impact, value for money, and alignment with program objectives. Once an application was deemed successful, staff followed up with each applicant to confirm the terms of the Housing Agreement, where applicable.

Summary of Grants Recommended in this Report

Across the grant streams, 16 applications were received. Three grant applications (all under Stream 2 were deemed ineligible. One application (also under Stream 2) was successful, but

the applicant declined to agree to the conditions of the grant and is therefore not being recommended for funding. In total, twelve grants totalling $2,822,548 are being recommended for funding, as outlined in Table 1 below. Proposed scopes of work include accessibility improvements, interior renovations, energy-efficiency upgrades, structural/roof repairs, security enhancements, elevator modernization, fire safety upgrades and enhanced tenant engagement. The details of each scope of work are available in Appendix A.

Table 1: Summary of 2026 SRO Upgrading Grants

Grant Stream	Number of Grant Applications	Number of Grants Being Recommended	Grant Funding Amount Being Recommended
Stream 1 – Non-profit SRO Upgrading Grants	7	7	$1,647,545
Stream 2 – Private SRO Upgrading Grants	7	3	$975,501
Stream 3 – Peer-based Building Improvement Initiatives Grants	2	2	$199,502
		TOTAL	$2,822,548

The grants align with Council priorities to support investments that improve and stabilize SRO buildings in the interim until SROs can be fully replaced with self-contained units over the longer-term. While privately-owned SRO buildings remain privately held assets, public investment through this program is intended to improve safety and liveability for low-income tenants, preserve the existing SRO stock, and secure affordability through a Housing Agreement.

Recommendation F: SRA Demolition Permit for 25 East Hastings Street (Dodson Rooms)

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

The SRA Demolition Permit application by Anhart Community Housing Society has been reviewed by staff in accordance with the four factors, as detailed in Appendix D. Based on this review and given the alignment with Council's policies to improve and replace SROs while maintaining affordability, the Permit is being recommended to Council for approval. If approved, the grant to the Society (Recommendation A) will support the renovations contemplated as part of the SRA permit.

Financial Implications

Recommendations A and B

This report is recommending a total of $2,822,548 in funding to twelve projects that support capital and life safety improvements to the existing SRO Stock. The source of funds is the SRO Upgrading Grant Capital Budget, as detailed in Table 2.

Table 2: 2026 SRO Upgrading Grants Budget (Capital)

Rec	Grants Stream	2026 Budget	Previously Approved	Rec. in this Report	Balance
A	SRO Upgrading - Non-profit	$5,184,753	$2,456,935	$1,647,545	$1,080,273
A	SRO Upgrading - Private	$2,000,000	$0	$975,501	$1,024,499
B	Peer-Based Building Improvement Initiatives	$500,000	$0	$199,502	$300,498

Recommendation F

The SRA By-law allows Council to attach a $300,000 fee per room replacement fee as a condition of an SRA Demolition Permit. Staff does not recommend the replacement fee for the demolition of the 19 rooms at 25 East Hastings Street (Dodson Rooms) because the applicant is a provider of social housing and the project aligns with Council's policies to improve and replace SROs while maintaining affordability. One third of the 52 new self-contained units will be secured at the shelter component of income assistance through a Housing Agreement for 60 years or the life of the building, whichever is shorter.

Legal Implications

If the recommendations in this report are approved, then Council will approve the twelve grants and one SRA Demolition Permit required to authorize the proposed work on the properties.

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APPENDIX A
Recommendation A: Single Room Occupancy (SRO) Upgrading Grants

Stream 1: Non-profit SRO Upgrading Grants

Address/Building	Organization	Recommended Funding	Project Scope
25 E Hastings (Dodson Rooms)	Anhart Community Housing Society	$710,000	Creation of 52 self-contained units with private washroom facilities and kitchenettes within existing 71-room SRO.
558 Keefer Keefer Lodge	Lookout Housing and Health Society	$37,005	Upgrades to three shared bathrooms through increasing accessibility, mitigating flooding/mold growth and installing new toilets.
796 Main Creekside Residence	Hogan's Alley Society	$230,000	Structural work, kitchen renovations, bathroom upgrades and flooring.
349 E Pender	Lew Mao Way Society	$15,000	Replacement of aluminum windows with energy efficient low E vinyl windows.
237 E Hastings Phoenix Hotel	The Natives of Toi Shan Benevolent Society	$324,947	Shoring, roof repair, room renovations, flooring, building maintenance consultant.
139 E Pender Asia Hotel	Mah Society of Canada	$122,593	Shower drainage, painting, security system upgrade, door and exit security upgrades.

Address/Building	Organization	Recommended Funding	Project Scope
490 Columbia[2]	Chinese Freemasons Vancouver	$208,000	Elevator repair.

Stream 2 - Private SRO Upgrading Grants

Address/Building	Organization	Recommended Funding	Project Scope
244 E Hastings Mt Everest Rooms	Annabelle K Sum; Tony K Sum; Min Y Sum; Susana X Sum	$260,000	Bathroom renovations, mechanical system upgrades, security enhancements, exterior repairs, window replacement, interior finish upgrades, roof and skylight repairs, and fire/life safety improvements.
249 E Hastings Afton Hotel	1553800 BC Ltd., operating as Afton Hotel[3][4]	$55,501	Electrical upgrades; installation of fire sprinkler shutoff valves; installation of two shower units and ten new interior doors; painting hallways, laundry room and bathrooms.

[2] This grant is subject to the organization confirming that it is in good standing.
[3] 1553800 BC Ltd (Afton Hotel) is the operator of 249 E Hastings, while the owners are Lorraine Subject, Willie Wong, and Quon Hipp Wong.
[4] This grant is subject to the organization confirming that it is in good standing.

936 Granville Siesta Rooms	Landco 932 Properties Ltd.	$660,000	Rehabilitation of six closed residential rooms. Replacement of roof, plumbing stacks, exterior windows, hot water radiators and stairwell fire doors. Renovation of three washrooms; installation of a fresh air return system; repair of inground sewer line.

Stream 3: Peer-Based Building Improvement Initiatives

Organization	Recommended Funding	Project Scope
Downtown Eastside SRO Collaborative Society	$99,944	Expand the Building Operations Led by Tenants in SROS (BOLTS) initiative from 7 to 12 SROs (~980 rooms). BOLTS is a tenant-based initiative that trains one resident in each participating building to provide basic cleaning, undertake repairs, and conduct maintenance in private SRO buildings.
Downtown Eastside SRO Collaborative Society	$99,558	Expand the FireBOLTS initiative to 33 SROs (~1700 rooms). FireBOLTS is focused on tenant-led fire safety training for at least one resident in each private SRO building to serve as a fire safety and emergency preparedness leader.

APPENDIX B
SRO Upgrading Grants: Summary of Housing Agreement Terms

Housing Agreements are used to secure affordability and occupancy requirements in exchange for grant funding to ensure that public benefits are maintained over time. As per the SRO Upgrading Grant Guidelines, the affordability requirements are as follows:

- Not less than one-third of the residential units must be occupied by persons eligible for either Income Assistance or a combination of Old Age Pension ("**OAP**") and Guaranteed Income Supplement ("**GIS**").
    - For buildings that are owned by Chinese Societies, this condition does not apply as many of the tenants are low-income Chinese seniors who do not quality for IA or OAP/GIS Supplement.

- Not less than one-third of the residential units must be rented at rates no higher than the shelter component of Income Assistance (currently $500 for a single individual).
    - Where existing rents exceed the Income Assistance rate (e.g. $520) but are among the one-third of rooms with the lowest rents in the building, those rents may be secured at their existing level as documented in the rent roll submitted with the grant application.

- In private and non-profit-owned SRA-designated buildings, the remaining two thirds of rooms will continue to be subject to Vacancy Control regulations, which limit rent increases between tenancies.

- The term of the Housing Agreement varies from 10 to 60 years, depending on the amount of funding received, the scope of work, and whether an existing Housing Agreement is already registered on title.

- In cases where there is an existing Housing Agreement on the building, the agreement either remains in place or is amended depending on the existing affordability that is secured.

The general terms of the Housing Agreement associated with each grant are outlined below. Subject to Council approval, the required legal agreements will be prepared and executed.

Stream 1: Non-profit SRO Upgrading Grants

Project (Address)	Grant Amount Requested	Terms of Housing Agreement
25 E Hastings Dodson Rooms	$710,000	• Not less than one-third of the residential units will be occupied by persons eligible for either Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;

Project (Address)	Grant Amount Requested	Terms of Housing Agreement
		• All the residential units will be legally and beneficially owned or secured as a leasehold interest for at least 60 years by a non-profit corporation, by or on behalf of the City, one or more First Nations, one or more First Nations Corporations, the Province of British Columbia or Canada as a single legal entity; • A requirement that all residential units comply with the definition of "social housing" in the Vancouver Zoning and Development By-law No. 3575; • The term of the Housing Agreement will be for a term of 60 years from the date on which the final Occupancy Permit is issued for the renovated building.;
558 Keefer Keefer Lodge	$37,005	• Not less than one-third of the residential units 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 greater of: (i) the shelter component of Income Assistance and (ii) if the residential unit is currently tenanted, the existing rent; • All the residential units will be legally and beneficially owned by a non-profit corporation, by or on behalf of the City, one or more First Nations, one or more First Nations Corporations, the Province of British Columbia or Canada as a single legal entity; • The term of the Housing Agreement will be for 15 years from the date on

Project (Address)	Grant Amount Requested	Terms of Housing Agreement
		which the by-law approving the Housing Agreement is enacted.
796 Main Creekside Residence	$230,000	• Not less than one-third of the residential units will be occupied by persons eligible for either Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement, provided that if any such residential units are currently tenanted, the owner will be permitted to continue renting such residential units to the existing tenants until there is a change in tenancy, following which, the residential units will be occupied by persons eligible for either Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement, and such residential units will be rented at rates no higher than the greater of: (i) the shelter component of Income Assistance and (ii) if the residential unit is currently tenanted, the existing rent; • All the residential units will be legally and beneficially owned by a non-profit corporation, by or on behalf of the City, one or more First Nations, one or more First Nations Corporations, the Province of British Columbia or Canada as a single legal entity; • The term of the Housing Agreement will be for 15 years from the date on which the by-law approving the Housing Agreement is enacted.
349 E Pender	$15,000	No Housing Agreement or Section 219 Covenant required.

Project (Address)	Grant Amount Requested	Terms of Housing Agreement
237 E Hastings Phoenix Hotel	$324,947	• Amend existing[5] Housing Agreement registered on title to provide for a term of the Housing Agreement to be for 15 years from the date on which the by-law approving the amendment to the Housing Agreement is enacted.
139 E Pender Asia Hotel	$122,593	• Existing Housing Agreement[6] will remain registered on title without amendment.
490 Columbia	$208,000	• Not less than one-third of the residential units will be rented at rates no higher than the greater of: (i) the shelter component of Income Assistance and (ii) $550[7]; • All the residential units will be legally and beneficially owned by a non-profit corporation, by or on behalf of the City, one or more First Nations, one or more First Nations Corporations, the Province of British Columbia or Canada as a single legal entity. • The term of the Housing Agreement will be for 10 years from the date on which the by-law approving the Housing Agreement is enacted.

[5] Current Housing Agreement, enacted by Council on February 4, 2025, secures not less than one-third of the residential units at the shelter component of Income Assistance for the shorter of 10 years and the life of the building.
[6] Current Housing Agreement, enacted by Council on January 19, 2016, secures not less than one-third of the residential units at the shelter component of Income Assistance for the shorter of 60 years and the life of the building.
[7] The operating model in this building is based on Rent Geared to Income, with a rent range of $375 to $549. The rent may be higher or lower between tenancies depending on the new tenant's income. The maximum rent of $550 is aligned with the maximum rent currently being charged, based on 30% of a tenant's income.

Stream 2: Private SRO Upgrading Grants

Project (Address)	Grant Amount Requested	Terms of Housing Agreement
244 E Hastings Mt Everest Rooms	$260,000	• Not less than the one-third of the residential units will be occupied by persons eligible for either Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance; • The term of the Housing Agreement will be for 15 years from the date on which the by-law approving the Housing Agreement is enacted.
249 E Hastings Afton Hotel	$55,501	• Not less than one-third of the residential units will be occupied by persons eligible for either Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement and are rented at rates no higher than the greater of: (i) the shelter component of Income Assistance and (ii) if the residential unit is currently tenanted, the existing rent; • The term of the Housing Agreement will be for 10 years from the date on which the by-law approving the Housing Agreement is enacted.
936 Granville Siesta Rooms	$660,000	• Not less than one-third of the residential units will be occupied by persons eligible for either Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement and are rented at rates at rates no higher than the shelter component of Income Assistance; • The term of the Housing Agreement will be for 15 years from the date on which the by-law approving the Housing Agreement is enacted.

APPENDIX C
SRO Upgrading Grants: Eligibility Requirements

Stream 1: Non-profit SRO Upgrading Grants

To be considered for a grant, applicants must be non-profit organizations that own and/or operate a building listed in Schedule A of the SRA Bylaw. Chinese Societies that own and/or operate SRO-type, low-income housing in the DTES are also eligible. All applicants must meet the following requirements:

- Submission of recent financial statements
- Confirmation of lease agreement between private owner and non-profit operator (for non-profit applicants where the building is privately owned).
- Be in good standing with City of Vancouver and Provincial regulations, including life safety by-laws, SRA Vacancy Control, and the RTA.
- Building must be at least 90% occupied (i.e., no more than 10% vacant).
- Depending on the proposed scope of work, additional information may be required:
    - Work that requires a Development Permit may require a Council-approved SRA Permit.
    - Work that requires tenants to temporarily or permanently relocate will require a Council-approved SRA Permit and Tenant Relocation Plan.

Stream 2: Private SRO Upgrading Grants

To be considered for a grant, applicants must own and/or operate a building listed in Schedule A of the SRA Bylaw and meet the below requirements:

- Owner applicants must be private organizations, such as corporations, partnerships, and groups of two or more individual owners. A single private individual owner is not eligible.
- Submission of recent financial statements (audited or unaudited).
- Be in good standing with City of Vancouver and Provincial regulations, including life safety by-laws, SRA Vacancy Control, and the RTA.
- The current year average rents in the building are at or below the SRO average rents. The SRO average rents for the current year can be found here.
- Building must be at least 80% occupied (i.e., no more than 20% vacant).
- Depending on the proposed scope of work, additional information may be required:
    - Work that requires a Development Permit may require a Council-approved SRA Permit.
    - Work that requires tenants to temporarily or permanently relocate will require a Council-approved SRA Permit and Tenant Relocation Plan.

Stream 3: Peer-based Building Improvement Initiatives Grants

To be considered for a grant, applicants must own or operate within a building listen in Schedule A of the SRA Bylaw and meet the below requirements:

- Submission of organization's recent financial statements (audited or unaudited).
- Submission of organizational documentation (details provided in application stage).
- Submission of a proposal for the initiative, including cost estimates.
- If applicable, permission from the SRO building owner for the non-profit to carry out the described programming on the property.

APPENDIX D
Single Room Accommodation (SRA Permit)

Dodson Rooms (25 East Hastings Street)

The Dodson Rooms, located at 25 East Hastings Street, is a five-storey, 71-room SRO residential hotel designated under the SRA By-law. The property is located on the north side of East Hastings Street between Carrall Street and Columbia Street and is zoned DEOD. The property is not listed on the Vancouver Heritage Register.

Figure 1: Site and Context Map – 25 East Hastings Street



Constructed in 1909, the Dodson Rooms was designed by Sharp and Thompson and financed and built by Joseph Dodson. The building originally opened with a bakery on the ground floor and a rooming house on the upper floors. Like many other SROs in the area, the Dodson Rooms mainly served resource workers.

Anhart Community Housing Society acquired the Dodson Rooms in 2004 and partnered with Community Builders Benevolence Group (CBG) to operate the building. Between 2013 and 2022 Anhart took over operations of the building from CBG. As of 2022 CBG resumed its operating role at the Dodson Rooms.

SRA Demolition Permit Application

Anhart Community Housing Society has submitted an SRA permit application (appendix E) to demolish 19 SRA rooms in order to enable the creation of 52 self-contained social housing units. Each new unit will have its own kitchen, washroom, and storage and living areas, with units ranging in size from 250 to 374 square feet.

In addition to the SRA Demolition Permit Anhart Community Housing Society is seeking approval of a $710,000 SRO Upgrading Grant to enable the work proposed in the SRA permit. The proposed scope of work to includes upgrades to buildings mechanical, ventilation, and

electrical systems, fire safety upgrades, accessibility upgrades, new lighting, flooring, painting and interior finishes. A condition of the grant and SRA Permit is to secure one third of the units (17 units) at the shelter rate of income assistance for 60 years or the life the building, whichever is shorter.

Staff Assessment of the SRA Demolition Permit Application

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

a) Adequacy of Replacement Accommodation for Affected Tenants
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.

Adequacy of Replacement Accommodation for Affected Tenants

Currently, 52 of the 71 rooms are occupied at the Dodson, with rents averaging ~$440 a month Anhart Community Housing Society has submitted a draft Tenant Relocation Plan (Appendix F) as part of their SRA permit application requirements. Through their tenant relocation plan, provided in Appendix F, Anhart Community Housing Society has committed to:

- Ensuring affected tenants will have options to relocate within the building during renovations or be offered relocation options to other Community Builders Group operated buildings
- Relocated tenants will maintain their current rent
- All tenants will be offered first right of refusal including those who relocate to other supportive housing sites during the renovations
- Community Builders will work with tenants individually to identify any specific needs or circumstances that may affect their relocation. Additional assistance will be provided where required, including support with packing, accessibility needs, unit modifications or other relocation-related requirements.

Supply of Low-Cost Accommodation

This project will result in the loss of 19 SRO rooms, which will be offset with the creation of 52 self-contained units with their own bathroom, kitchen, living and storage areas, with one third of the units secured at shelter rates for 60 years or life of the building, whichever is shorter.

Need to improve and replace single room Accommodation

As per the updated *Policies and Guidelines for Converting SRA-Designated Rooms to Self-Contained Units,* rooms converted to self-contained social housing units that average 200 sf or more and are secured as social housing should be removed from the SRA By-Law. As such, following completion of the project, staff will bring a recommendation forward to Council to remove the property from the SRA By-Law to Council.

Condition of the building

The Dodson was built over one hundred years ago. Anhart acquired the Dodson in 2004 and has done extensive renovations to the building including façade work, elevator replacement, electrical and plumbing work as well as the conversion of the ground floor from the bar into a shared community space.

Recommendation

Staff recommend Council approval of the SRA Demolition Permit for 25 E Hastings (Dodson Rooms) as it aligns with Council's policies to improve and replace SROs while maintaining affordability for residents.

APPENDIX E
Supporting Documentation - SRA Permit Application

CITY OF VANCOUVER

SINGLE ROOM ACCOMMODATION CONVERSION* or DEMOLITION* PERMIT APPLICATION

SR No. _____

Civic Address: 25 E Hastings

Legal Description: Lot 30 Subdivision _____ Block 8
District Lot 196 Plan VAP184

Building Name: Dodson Rooms

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

Name: Keith Gordon
Mailing Address: _____
City: _____ Postal Code: _____
Company Name: Anhart Community Housing Society Phone Number: _____
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: Keith Gordon
Address: _____ Postal Code: _____
City: _____ Phone Number: _____

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

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

001	☐ Convert* occupancy of designated room(s)	5	Total # of storeys in this building
002	☐ Change term or nature of tenancy of designated room(s)	71	Total # of SRA rooms in this building
003	☐ Change frequency of rent payments for designated room(s)	2	Total # of non-SRA rooms in this building
004	☐ Convert* vacant designated room(s)	52	Total # of tenants in this building
005	☐ Repair or alter designated room(s)		
006	☑ 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:

Minor renovation to convert 71 SRA units into 52 micro-suite self-contained units.

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?	
◉ Yes ○ No	
If Yes, you must provide the following information:	
1 The number of permanent residents that will be affected? 52	
You must also include with this application the following required supporting documents:	
☑ 1 Tenant Relocation Plan Application Form (must be submitted whether or not tenant relocation may be necessary)	
☑ 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	
☑ 3 One set of floor plans of the existing and proposed floor layout as described below*	
☐ 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, Keith Gordon, 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 23 DAY OF Sept. 20 26

Submit

Supporting Documentation - Notarized Affidavit

Canada

Province of British Columbia

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

AFFIDAVIT

I, Keith Gordon (Print Name), of Anhart Community Housing Society PO BOX 5002 VANCOUVER BC V6B 4A9 (Print Address),
Vancouver, British Columbia, make oath and say as follows:

1. I am the registered owner of real property in Vancouver, British Columbia bearing the legal description LOT 29&30, BLOCK 8, PLAN VAP184, DISTRICT LOT 196, GROUP 1, NEW WESTMINSTER LAND DISTRICT and civic address 25 East Hastings Street, Vancouver, BC, 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:

100 101 102 103 104 106 107 108 109 110 111 112 113 114 115 116 117 200 201 202 203 204 205 206 207
208 209 210 210B 211 212 213 214 215 216 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317
401 402 403 404 404B 405 406 407 408 409 410 410B 411 412 413 414 415 416

Purpose:

Minor renovation to convert 71 SRA units into 52 micro-suite self-contained units.

Sworn before me at Vancouver, British Columbia this 23rd day of September, 2026 A Commissioner for taking Affidavits for British Columbia	)))))))	Owner's signature

(Commissioner's Stamp or Seal must be provided)

APPENDIX F
Supporting Documentation - Draft Tenant Relocation Plan

TENANT RELOCATION APPLICATION FORM FOR SRA-DESIGNATED PROPERTIES

Building Address: 25 E Hastings, Vancouver, BC, V6A 1M9

This form must be submitted with your rezoning, development or SRA permit application.

Step 1:	**Understand your rights and responsibilities as a landlord** Please review the documents in the **Background** section as it pertains to relocating tenants and the City's rental replacement policies
Step 2:	Complete Section 1 – Declaration of Tenant Impact and determine the requirements of your application
Step 3:	Complete application requirements
Step 4:	Return completed form to City SRA staff for feedback. To ensure tenant's personal information is protected, contact sro@vancouver.ca to arrange for access to a specialized link where documents can be submitted.

BACKGROUND: Rights and Responsibilities of Landlord and Tenants

The rights and responsibilities of landlords and tenants is regulated by the Province and is set out in the **Residential Tenancy Act**: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/00_02078_01

Owners of **SRA designated properties** should refer to the SRA By-law for development and tenant protection requirements relevant to the SRA stock. Learn more at http://vancouver.ca/srabylaw.

SECTION 1: Declaration of Tenant Impact

Indicate how the work you are proposing will impact tenants.

Tenant Impact					Application Requirements
Work can be completed without requiring tenant relocation or displacement.	☐	Y	☑	N	Complete Section 2 and submit a Notarized Declaration confirming that no tenants will be displaced as a result of the proposed work.
Work requires temporary tenant relocation (e.g. 2 months or less) but existing tenancy agreements will be maintained.	☑	Y	☐	N	Complete Sections 2 and 3
Work will require permanent relocation of Tenant(s)*	☐	Y	☑	N	Complete Sections 2 and 4
Redevelopment to non-market housing - Work will require relocation of tenants for an interim period until redevelopment is complete	☐	Y	☑	N	Complete Sections 2 and 5

SECTION 2: Rental Statistics

A. Proposed Project Statistics

Date:	September 23rd, 2026	Applicant:	Keith Gordon		Owner:	Anhart Community Housing	
Phone:	604-353-8406	Email:	keith.gordon@anhart.ca				
Building #:	25	Street:	E Hastings	City:	Vancouver	Postal Code:	V6A 1M9
Legal Description of site (PID):	Lot 30, Block 8, District Lot 196, Plan number VAP184						
SRA By-Law Designated:	☑ Y	☐ N	Proposed Permit # or Type:				

*For more information on the Residential Tenancy Act requirements for ending a tenancy for a landlord's use of property, see https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/ending-a-tenancy/landlord-notice

A. Proposed Project Statistics (continued)

Current Zoning:	DEOD	Proposed Zoning:	DEOD

Proposed Project (Describe):	Minor renovation to convert 71 SRA units into 52 micro-suite self-contained units.			
Does the proposed project have new or replacement rental units?	✔	Y	☐	N
Is this a proposed renovation of existing rental rooms/unit(s)?	✔	Y	☐	N
If No to both, please skip to Section C: Existing Rental Units				

B. Proposed new or renovated rental units

Unit Type	Number of units	Average Size (sq. ft)	Size Range (sq. ft.)	Initial Average Rents ($/mo.)	Initial Rent Range ($/mo.)
Sleeping Unit[1]					
Housekeeping Unit[2]					
Studio	52	290	259 - 388	$439.53/month	$375–$615/month
1 Bed					
2 Bed					
3 Bed					
4 Bed					
Other					
Total	52				

Other units (describe):	

C. Existing Rental Units/Rooms in SRA Designated Property

Unit Type	Number of units	Number Currently Occupied	Average Size (sq. ft.)	Average Rents ($/mo.)	
Sleeping Unit[1]	71	52	160	$439.53/month	
Housekeeping Unit[2]					
Studio					
1 Bed					
2 Bed					
3 Bed					
Other					% of units occupied
Total	71	52			25

Other units (describe):	110B- Storage 310B- Med Room

D. Vacant Rooms/Units

If more than 5% of units in the building are currently vacant, please indicate why.

The vacancy rate has increased following the end of our contract with VCH, which resulted in VCH clients moving out of the building. These units are currently being held vacant and are not being offered to new

[1] Sleeping Unit is defined as one or more rooms equipped to be used for sleeping and sitting purposes.
[2] Housekeeping unit is defined as a sleeping unit containing facilities for cooking.

The vacancy rate has increased following the end of our contract with VCH, which resulted in VCH clients moving out of the building. These units are currently being held vacant and are not being offered to new clients, in order to maintain availability for tenant relocations during the upcoming phased project.

E. Existing Tenants

Please provide a rent roll of the existing tenants on site.

To complete this section, download the excel file named **Tenant Relocation Application Form Appendix A** at https://vancouver.ca/files/cov/tenant-relocation-application-form-appendix-a.xlsx.

Please provide a rent roll using **Appendix A** of all existing tenants on site and supplementary information on any tenants with special circumstances (e.g. disabilities, seniors, etc.).

You will be required to have the following information on all existing tenants:

- name of tenant;
- phone number of tenant;
- email of tenant;
- unit number;
- initial move-in date (if the unit is vacant, indicate the date of vacancy);
- size of unit (sq. ft.);
- existing rent ($);
- whether unit is subsidized and what subsidy (Shelter Rate, RGI / HILs, SAFER, etc.); and
- any special circumstances.

F. Privacy Agreement

Sign and provide the original version to the City. **Appendix B: Privacy Agreement** available at https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-privacy-agreement.pdf.

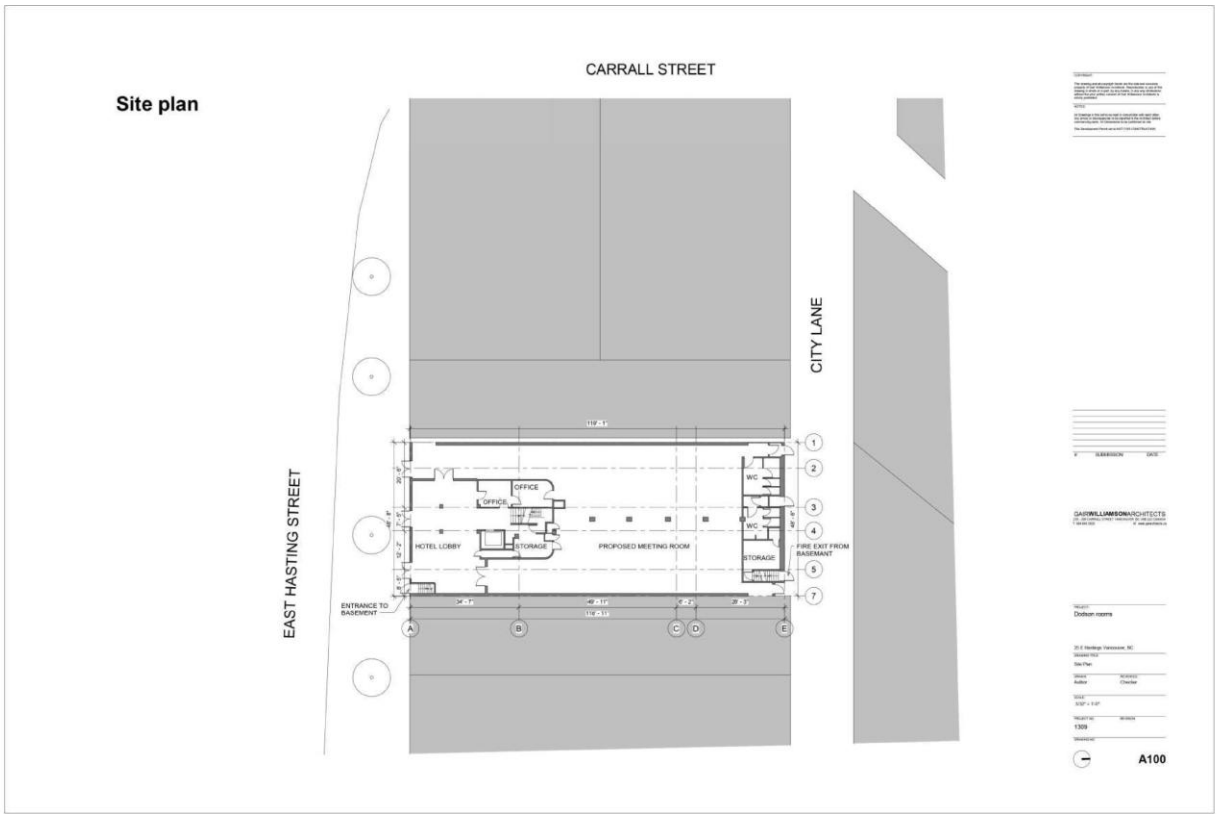
Section 3: Temporary Tenant Relocation Plan (Temporary Displacement during Repair, Alteration, or Improvements)

Please complete the "Draft TRP Details" column in the following chart. The notes in the shaded column correspond to the expectations under the City's SRA By-law and indicate minimum requirements. Staff will assess the proposed Temporary TRP and provide comments. The purpose of this section is to understand your plan for assisting residents with the relocation process and in securing them a temporary and affordable housing option. Following the approval of your Plan and prior to receiving your permit, you will be required to submit a Notarized Declaration and copies of your communications with tenants.

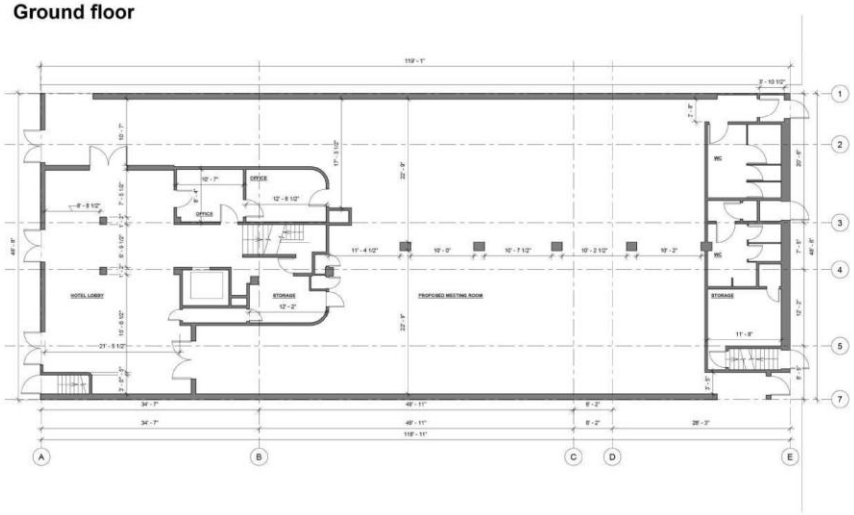
Temporary Relocation Plan Components SRA By-law 4.8(e)(i)	**Draft TRP Details** *(to be completed by applicant with rezoning or permit application submission)* Date: September 17, 2026	**City Staff Comments** *(to be completed by staff during application review)* Date:	**Applicant Comments** *(to be completed by applicant during application review)* Date:
Ensure temporary rehousing option that limits disruption to tenants Describe the temporary tenant relocation arrangements including the anticipated amount of time tenants will be required to be out of their rooms. Provide and assist in securing a relocation option of a unit that best meets the tenant's identified priorities and needs. Relocation should minimize disruption for tenants by providing an alternative accommodation option that involves minimal moves, prioritizes options in the current neighbourhood, and takes into account additional tenant considerations.	No tenant will have to leave the building at any time, but they will have to change rooms while the new apartments are being completed. Each phase will require three months of work. The phases will be completed vertically rather than horizontally to ensure non construction areas have continuous plumbing.		
Maintain affordability for tenants Rehousing options should be comparable or better accommodation at a comparable or lesser rent for the permanent resident of the designated room during the course of the repair or alteration. The relocation option provided must be affordable for all tenants: • For existing tenants paying shelter rate/rent-geared to income must be priced at rents that are no higher than what they are eligible for based on existing subsidy requirements.	Existing tenants will maintain their current rent if relocated to vacant units within Dodson or to another Community Builders site. Rents will continue to be modeled on shelter rates. All tenants will also be eligible for compensation equivalent to one month's rent to help offset relocation-related costs.		
Relocation and Return Assistance Moving expenses must be provided for temporary relocation accommodations and return assistance. The applicant will arrange for the relocation and return of the permanent resident to their designated room and pay actual moving expenses: • An insured moving company may be hired by the applicant with all arrangements and costs covered; or • A flat rate of $750.	Housing Operator CBG will utilize insured moving company and make necessary arrangements for both external and internal moves covering associated moving costs, expenses and for the tenants		
First Right of Refusal Confirm that tenancy agreements will be maintained in accordance with the Residential Tenancy Act. Provide tenant first right of refusal for tenant to re-let their designated room from and after completion of the repair or alteration at the permanent resident's contribution to the rent paid immediately before commencement of the repair or alteration. Applicant will arrange for the return of the permanent resident to their designated room, and pays actual moving expenses.	All tenants will be offered first sight of refusal including those who relocate to other supportive housing sites during the renovations		
Communication and engagement All tenants will be provided with advance notice and ongoing communication, including: • Ongoing communication regarding the progress of the repairs or alterations and the tenant relocation process, e.g. via regular correspondence, tenant meetings, or office hours on site. • Provides assurances that, after completion of the repair or alteration, the owner will rent the designated room to a permanent resident.	All tenants will receive advance notice and ongoing communication throughout the project. Tenants will be kept informed of the construction schedule, relocation timing and return process through written notices, meetings and/or on-site communication as appropriate.		

Support for Additional Tenant Needs The applicant is encouraged to utilize a tenant needs survey and one-on-one meetings to identify any special circumstances that may need to be addressed as part of the temporary relocation process. In special circumstances, additional support such as partnering with health organizations and other non-profit services may be requested for residences with special circumstances. *Additional supports may also include paying costs related to relocation (e.g. unit modifications, packing, translation services, etc.).*	Community Builders will work with tenants individually to identify any specific needs or circumstances that may affect their relocation. Additional assistance will be provided where required, including support with packing, accessibility needs, unit modifications or other relocation-related requirements.		

APPENDIX G
Supporting Documentation - Proposed Building Plans



Ground floor



GAIRWILLIAMSONARCHITECTS

Dodson rooms

25 E Hastings Vancouver, BC

Ground floor

1309

A101

Typical layout - option 2 -13 suites



Suite Schedule 13 Suites

Room	Suite	Area
kitchen+living+bedroom	1	261 SF
bath	1	44 SF
closet	1	10 SF
		315 SF
kitchen+living+bedroom	2	191 SF
closet	2	10 SF
bath	2	49 SF
		250 SF
kitchen+living+bedroom	3	199 SF
closet	3	4 SF
bath	3	56 SF
		258 SF

Suite Schedule 13 Suites

Room	Suite	Area
closet	4	9 SF
bath	4	43 SF
kitchen+living+bedroom	4	204 SF
		256 SF
kitchen+living+bedroom	5	288 SF
closet	5	12 SF
closet	5	12 SF
bath	5	66 SF
		378 SF
kitchen+living+bedroom	6	198 SF
bath	6	45 SF
closet	6	7 SF
		250 SF

Suite Schedule 13 Suites

Room	Suite	Area
bath	7	45 SF
closet	7	8 SF
kitchen+living+bedroom	7	196 SF
		250 SF
bath	8	51 SF
closet	8	30 SF
kitchen+living+bedroom	8	254 SF
		334 SF
kitchen+living+bedroom	9	205 SF
bath	9	41 SF
closet	9	8 SF
		254 SF

Suite Schedule 13 Suites

Room	Suite	Area
kitchen+living+bedroom	10	224 SF
bath	10	43 SF
closet	10	8 SF
		275 SF
kitchen+living+bedroom	11	268 SF
bath	11	47 SF
closet	11	10 SF
		260 SF

Suite Schedule 13 Suites

Room	Suite	Area
kitchen+living+bedroom	12	252 SF
bath	12	44 SF
closet	12	13 SF
		309 SF
bath	13	44 SF
closet	13	12 SF
kitchen+living+bedroom	13	203 SF
		258 SF
		3802 SF

GAIRWILLIAMSONARCHITECTS

Dodson rooms

25 E Hastings Vancouver, BC

Floor plan option 2

1309

A102

Typical layout - option 2 -13 suites



Suite Schedule 13 Suites		
Room	Suite	Area
kitchen+living+bedroom	1	261 SF
bath	1	44 SF
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closet	2	10 SF
bath	2	49 SF
		250 SF
kitchen+living+bedroom	3	199 SF
closet	3	4 SF
bath	3	56 SF
		258 SF

Suite Schedule 13 Suites		
Room	Suite	Area
closet	4	9 SF
bath	4	43 SF
kitchen+living+bedroom	4	204 SF
		256 SF
kitchen+living+bedroom	5	286 SF
closet	5	12 SF
closet	5	12 SF
bath	5	66 SF
		376 SF
kitchen+living+bedroom	6	198 SF
bath	6	45 SF
closet	6	7 SF
		250 SF

Suite Schedule 13 Suites		
Room	Suite	Area
bath	7	45 SF
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kitchen+living+bedroom	7	196 SF
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closet	8	30 SF
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		334 SF
kitchen+living+bedroom	9	205 SF
bath	9	41 SF
closet	9	8 SF
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Suite Schedule 13 Suites		
Room	Suite	Area
kitchen+living+bedroom	10	224 SF
bath	10	43 SF
closet	10	8 SF
		275 SF
kitchen+living+bedroom	11	288 SF
bath	11	47 SF
closet	11	10 SF
		265 SF

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closet	13	12 SF
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		258 SF
		3652 SF

GAIWILLIAMSONARCHITECTS

Dodson rooms

1309

A102

Typical layout - option 2 -13 suites



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GAIWILLIAMSONARCHITECTS

Dodson rooms

Floor plan option 2

1309

A102