2009 SURVEY OF LOW-INCOME HOUSING IN THE DOWNTOWN CORE

HOUSING POLICY
COMMUNITY SERVICES GROUP
APRIL 2010

Table of Contents

HIGHLIGHTS

- **As of January 2010, the Downtown Core had 13,694 low-income units:**

At the beginning of January 2010, the Downtown Core contained an estimated 8,181 non-market units, 4,401 single room occupancy (SRO) units, and 1,112 community care facility and group residence beds (CCGRs).

- **The total low-income stock increased by 1% (120 units) between January 2008 and January 2010:**

Over the last two years, there was a small increase in the total stock of low-income housing in the Downtown Core. Over the period, the SRO stock decreased by 1,039 units (19%), the non-market housing increased by 1,154 units (16%), and the CCGR stock increased by 5 units. The Downtown Eastside and the Downtown South had net increases in their low-income stock, with a net decrease in the rest of the Core.

- **Most of the non-market gains have been from SRO conversions:**

Twenty-two non-market projects with 1,182 units were completed or partially completed between January 2008 and the beginning of 2010. Twenty of these are a result of Provincial and City conversions of SROs to non-market housing. The other two projects are new construction. No non-market family units were completed over the period. The net increase in the non-market stock last year was double the number added in the previous peak year (1970). However, 80% of the 2009 increase was associated with conversions of existing SROs, and one quarter of the conversions are in buildings on short-term leases.

- **The SRO stock declined by 19% since January 2008:**

Over the period, there were 1,202 SRO units lost and 163 gained for a net decline of 1,039 units. Almost all of the gains came from the re-opening of closed SROs. Over 60% of the losses (756 units) were associated with the conversion of units to non-market housing. Partial or complete closures by owners were the second largest source of loss (299 units). A variety of other factors were responsible for the rest of the SRO losses (147 units).

- **SRO replacement stock has offset SRO losses since 1991:**

For the Downtown Core as a whole, the total stock of SROs and non-market units for singles was 14 units higher in January 2010 than in January 1991. City policies regarding replacing SROs with non-market housing on a one-for-one basis use 1991 as the reference year for the Downtown South and 2005 for the Downtown Eastside. In the Downtown South, the total stock was 1.7% higher in January 2010 than in 1991, and in the Downtown Eastside, the stock was 1.4% lower than in 2005.

- **Singles non-market housing could increase by as much as 16% by December 2013:**

As of January 2010, there were 17 non-market projects under construction or in process in the Downtown Core – 5 of these involve conversions of existing buildings and 12 are new construction. These projects will add 1,550 units (792 singles units) to the non-market stock over the next four years. Allowing for the ending of projects on short-term leases and the demolition of the Drake Hotel, the net increase in singles non-market housing would be 1,131 units (16%).

- Future SRO replacement units are likely to maintain the low-income stock:

The question of whether these non-market additions will be enough to maintain the stock at or above 1991 levels depends on the future rate of SRO loss. Assuming that the rate of SRO losses continued at the average rate since 1991 (55 units a year) and accounting for the return of the Dunsmuir House to the SRO stock at the end of the short-term lease in 2013, singles non-market completions would more than offset SRO losses.

By December 2013, the total stock of SRO and singles non-market housing in the Downtown Core would be over 1,000 units more than in 1991. In the Downtown South, the stock would be 293 units higher than in 1991. In the Downtown Eastside, the low-income stock would be 320 units higher than in 2005.

- Vacancy rate remains low:

The overall SRO vacancy rate in May 2009 was 4%. This is higher than the rate found in the 2007 survey, but low compared to those in previous surveys.

- Just over one-third of the SRO stock rents for $375 a month or less:

The 2009 survey found that 36% of units were renting at or below $375, the maximum shelter amount that is paid by BC Employment and Assistance. In the 2007 survey, 60% of SRO units were renting at or below $375.

- Just under two-thirds of the low-income stock rents for $375 a month or less:

Non-market units for single individuals are usually rented at or below the maximum shelter rate set by social assistance. If these units are added to the number of SRO units renting at or below the shelter rate, a total of 7,100 units (63% of the low-income singles stock) were renting within the shelter component of welfare in May 2009. From 1991 until early 2007, the maximum shelter allowance for singles was fixed at $325. In 1992, there were 9,100 low-income units (80%) renting below the maximum shelter rate. By 2005, this number had fallen to 6,350 (55%), increasing to 9,000 units (79%) in May 2007 after the increase in shelter rates. The number and proportion are now declining again.

- Rents are increasing:

Average SRO rents over the last two years rose by just over 8%, compared to just under 8% between 2005 and 2007, and 3% between 2003 and 2005. The average monthly rent for a SRO unit in May 2009 was $421, compared to $389 in 2007. Average monthly rents range from $417 in the Downtown Eastside to $446 in the Downtown South.

- CCGRs:

The Downtown Core has 15 community care facilities and group residences, with 1,112 beds. The stock has increased slightly since 2007. Many of the new projects since 1991 have been replacements of older facilities, but the stock has increased by 400 beds since 1991. In addition to these facilities, there are 12 year-round shelters, with a capacity of 481 beds, and three Winter Response shelters with 280 beds.

• Introduction

Single-room occupancy (SRO) buildings are rooming houses and residential hotels containing small single rooms, usually about ten by ten feet in size. Residents share common bathrooms and sometimes cooking facilities. These SRO units represent the most basic and the lowest cost housing provided by the private market – very little other market housing is available in the same price range.

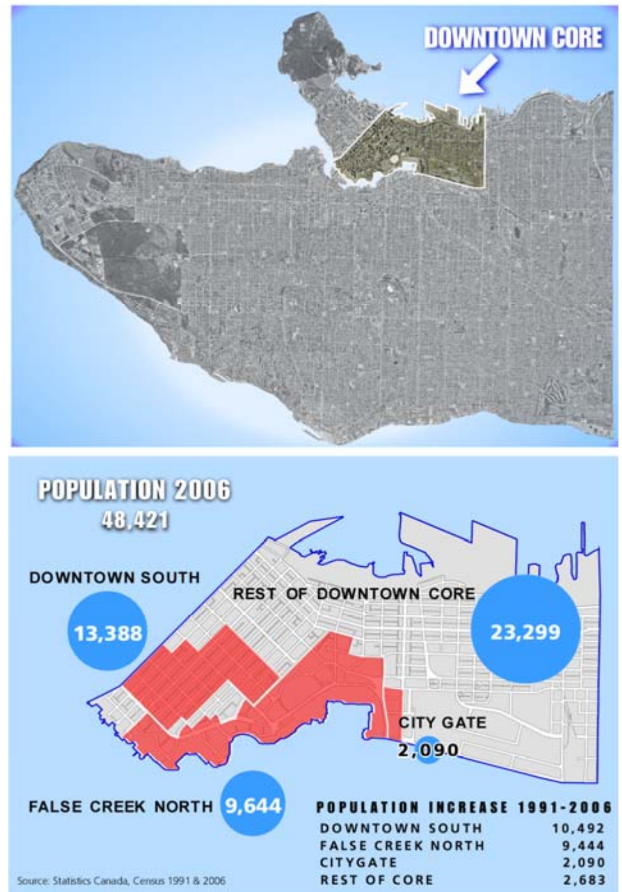
Because the stock generates relatively small income streams, it is also vulnerable to disinvestment and to redevelopment and conversion to higher paying uses. Stock losses are problematic – most of those living in SROs have low to very low incomes and cannot afford better accommodation. Unless they can get into non-market housing, many SRO residents face a choice between living in SROs or on the street. For other SRO residents, renting in the conventional rental market would mean spending most of their income on shelter and transportation.

Historically, the Downtown Core (Figure 1) has had the largest concentration of SRO units in the city. Before the 1970s, SRO housing was also widely distributed through other inner-city neighbourhoods such as the West End and Kitsilano. Redevelopment has removed much of the stock in those areas. The Downtown Core has itself experienced major redevelopment over the last 15 years, with its population increasing by 140% since 1991. Over three-quarters of that increase is related to redevelopment of the Downtown South, False Creek North, and City Gate areas. Although redevelopment and conversion have reduced the area's SRO stock, the Core remains the last concentration of low-rent market housing for low-income single people.

The Downtown Core's low-income housing has been of public concern for over 50 years. In the 1940s and 1950s, the focus was on the poor quality of the housing and the effects of substandard housing on the health of its inhabitants and the economic health of adjacent areas, particularly the central business district. These concerns gave rise to the large-scale urban renewal projects of the 1950s and 1960s.

By the early 1970s, conditions had changed – the first urban renewal schemes had been implemented, Federal funding for "urban clearance" projects had disappeared, and the Downtown office boom had begun. Concern shifted to retaining and upgrading the remaining SRO stock and to replacing it with more livable non-market housing units. This remains the focus of concern today.

Figure 1: THE DOWNTOWN CORE AREA



The City and other agencies have monitored the SRO stock since the early 1970s. Differences in the areas surveyed, the types of buildings included, and the definitions of uses and rooms made those surveys difficult to compare. To provide a consistent and accurate picture of change, in 1991 the City began a series of comprehensive surveys of SRO stock levels, rents, and vacancy rates.

The surveys have been repeated every two years and are used to report on change in the low-income housing stock in the Downtown Core. This is the ninth report in that series, using the 2009 SRO survey and other data to examine the low-income stock at the beginning of June 2009 and the changes in the stock from 1991 to January 2010.

Three types of housing are covered in this report:

- **Privately owned single-room occupancy (SRO) buildings** containing small single rooms, with tenants usually sharing bathroom facilities and sometimes cooking facilities;
- **Non-market or social housing** is usually funded through senior government programs and targeted for lower income groups. Residents of many of these units are income-tested, paying 30% of their income on rent. In the Downtown Core, much of the non-market housing has been built to replace SRO units and some consists of SRO buildings that have been converted to non-market housing; and
- **Community care facilities and group residences (CCGR)** are usually funded by senior governments and are targeted for groups with special needs, such as the physically or mentally challenged. In addition to providing shelter, these facilities provide specialized care services to their residents.

The survey does *not* cover market dwelling units – units that are self-contained and for sale or rent at market rates.

The terms SRO and SRA are not synonymous. As explained in section 2.2, the term Single Room Accommodation (SRA) is based on a City By-law and includes market SROs, non-market buildings that have SRO units, and self-contained units that are less than 320 ft^2. in size.

The survey covers the physical stock of housing and *not* who lives in SROs. There have been other surveys covering SRO residents. The most recent survey[1] looks at the Downtown Eastside and covers both SRO and non-market housing residents.

The second section of this report provides more detailed descriptions of the housing covered by the survey, and reviews data sources, definitions, and methodology. Section 3 provides an overview of the low-income stock and change. Subsequent sections provide more detailed information on SROs, non-market housing, and CCGRs.

Appendix A provides data tables of stock and change by sub-area. Listings of the individual buildings that compose the stock are provided in Appendices C, D, and E. Appendix B provides a listing by name of SRO buildings, including all those that have been removed from stock over the last thirty-five years.

In this report, the Downtown Core has been divided into three sub-areas as shown in Figure 2. The Downtown Eastside (DTES) and Downtown South areas are the areas used for community monitoring and policy planning purposes.

Figure 2: DOWNTOWN CORE SUB-AREAS

1 *Downtown Eastside Demographic Study of SRO and Social Housing Tenants,* TRAC, NHS & McClanaghan & Associates, 2008

2. Scope and Methodology

2.1 Definitions and Coverage

For the purpose of this report, **single room occupancy (SRO)** housing is defined as privately owned buildings containing three or more rented single-room occupancy units. The SRO stock is usually divided into *residential hotels*, which have a license for a pub or lounge, and *rooming houses*, which are not licensed and have considerably fewer units on average.

A typical SRO unit consists of one room about ten by ten feet, with no private bathroom. Residents share common bathrooms and sometimes cooking facilities. SRO units without cooking facilities are called sleeping units; those with cooking facilities (a fridge, stove/hot plate, and sink) but no three-piece bathroom are housekeeping units. Some SRO buildings have self-contained units and/or units with two rooms, as well as single-room units.


ROOM IN BAY HOTEL (DEMOLISHED)

In this report double rooms are included as part of the SRO stock, but self-contained units are excluded – with one exception. Where a SRO building has been converted into self-contained units without major increases in room size, the units remain part of the stock. The Lotus Hotel renovations, for example, added 3-piece bathrooms in all units, but the Lotus remains in the inventory.

With few exceptions, SRO residents have low to very low incomes and cannot afford anything better. The minimum market rent tends to be set by the shelter component of BC Employment and Assistance, which is now $375 per month. Even at this level, SRO tenants typically pay 60% or more of their income for their rooms.

While SRO housing is low-income housing by default; **non-market housing** is usually purpose-built for lower and moderate-income groups and funded under senior government housing programs. Sponsors of non-market housing projects enter into operating agreements with senior governments or housing agreements with the City. These agreements specify how the housing will be operated, who can live in them, the ongoing subsidies that will be provided to the project, and the rents that tenants will pay.

BRUCE ERIKSEN PLACE - NON-MARKET HOUSING

The proportion of non-market units actually occupied by the lowest income or "core-need" households varies, depending on the program under which the projects were funded.

Other non-profit projects have been developed or acquired without funding from Federal/Provincial housing programs. Those projects owned by the City (such as the Old Continental) or that have land leases from the City requiring some or all of the units to be rented at lower-than-market rents are treated as non-market units. Projects owned by non-profit societies, such as Central City Mission's Abbott Mansions and Cosmopolitan Hotel, are treated as SROs rather than non-market housing, as their ongoing role as non-profit housing is not guaranteed by legal agreements.


ROOM IN GRANVILLE RESIDENCE

Most of the city's non-market housing consists of self-contained units, but some SRO buildings in the Downtown Core are operated as non-market housing. For example, the Granville Residence and the Gresham were market SROs before being bought by the City and renovated to re-open as non-market housing. Conversions of SRO buildings to non-market housing may involve relatively little renovation or they can involve substantial renovations that create larger, self-contained units.

Community care facilities and group residences (CCGRs) are funded by senior governments and provide self-contained units or, more commonly, shared accommodation. The major difference between these facilities and non-market housing is CCGRs provide support services and/or medical care for those who cannot live independently. Generally, CCGRs provide housing for a range of income groups – resident selection is based on medical and social factors, rather than on income. However, many of them provide shelter for SRO residents, and there is no clear dividing line between them and other types of housing that provide lesser degrees of social support to their residents.

In previous Downtown Core reports, information on CCGRs and emergency shelters was combined under the term "special need residential facilities" (SNRFs). In 2008, the Zoning & Development By-law was changed to replace the term SNRF with the community care facility and group residence terms. In this report, we have used the new definitions and have also split out emergency shelters. The report continues to provide information on shelters, but the number of shelter beds is no longer included in the total low-income stock. This lowers the 2010 stock figures by 480 units, but better reflects the housing available to low-income residents. Additional information on shelters can be found on the City's web site.[2]

2.2 SROs and SRAs

In October 2003, Council enacted the Single Room Accommodation (SRA) By-law to regulate the conversion and demolition of single room accommodation in the Downtown Core. Under the By-law, the conversion or demolition of a building with designated SRA rooms must be approved by Council. In deciding whether or not to approve a SRA permit, Council must consider the accommodation available to the tenants affected, the general supply of low-cost accommodation in the Downtown Core, the condition of the building, and the need to replace or improve SRAs. Council may attach conditions to a permit, including a fee of $15,000 per room[3] to be used for replacement housing.

The buildings initially designated as SRAs by the By-law included all the rooming houses and residential hotels in the Downtown Core, together with all non-market housing with rooms or studio units less than 320 ft^2. The By-law included buildings and rooms that had been closed due to fire or other reasons, as these rooms could re-open as SRAs. Properties thought to have been converted to other uses

before By-law enactment were also included (the owners of such buildings could apply to Council to exempt these rooms – most have now been exempted and removed from the SRA list). So the term "SRA unit" is more encompassing and inclusive than "SRO unit" as the former includes non-market units and small self-contained units.

2.3 Data Sources

The information on non-market housing and community care facilities used in this report come from City databases covering projects throughout the city. The information on the SRO stock has been assembled from a variety of sources.

Interviews with building managers during April and May 2009 provided information on occupied and vacant units, rental terms, and rental rates. In the survey, we were unable to obtain information from the managers of 9 buildings with 161 units (4% of all units); about double the non-response rate in the 2007 survey. For buildings where contact could not be made, unit information was derived from previous surveys and City records, and the buildings are excluded from vacancy rate and rent figures.

Where the survey indicated a change in the number of units in a SRO, the records for that building were checked to establish whether there had been a real change or whether the figures were more accurate information. If no reason for a change could be established, we have assumed that the previous figure was in error and corrected the current and old stock figures. Consequently, the figures in this report may differ slightly from those previously published.

---

2 http://vancouver.ca/commsvcs/housing/2010WinterResponse.htm

3 Increased from $5,000 in June 2007

2.4 Physical Stock Changes

Changes in the SRO stock can occur through:

- Redevelopment – many rooming houses generate low returns, are on land zoned for more intensive use, and are vulnerable to redevelopment as the real-estate market changes;
- Closure – The City's Fire, Building, Standards of Maintenance, and Health By-laws require SROs to meet specified physical condition levels. If buildings do not comply, the City can order their closure. Units can be temporarily removed from stock while the owner renovates the units. Upgrading costs may lead the operator to close some or all of the SRO operation on a long-term basis. Units may also be closed voluntarily by owners for various reasons, without any regulatory pressure from the City;
- Fire – historically this has been one of the major causes of SRO loss, affecting both operating buildings and those that have been closed; and
- Renovations/conversions – units can be temporarily removed because of renovation or permanently removed if there is a change of use.

HAMILTON HOTEL 519 HAMILTON DEMOLISHED IN 1990

The objective of the survey is to capture all sources of physical change, including those associated with renovations, conversions to other uses, closures, and demolitions. For example, where an SRO is acquired and operated as a non-market housing project, this is treated as both a SRO loss and a non-market gain. If the building subsequently closes and re-opens as an SRO (as happened with the New World Hotel), it is treated as a non-market loss and a SRO gain.

In terms of timing, a loss in the SRO stock is treated as occurring when the rooms are closed, rather than when they are physically removed from the stock. For example, the Richards Rooms (520 Richards) closed in 1994 and is treated as a 1994 loss, although not demolished until 1995.

FIRE AT THE WASHINGTON HOTEL

If a closed building re-opens, it is treated as an addition back to the stock. For the SROs acquired by the Province between 2007 and 2009, they have been treated as SRO losses and non-market gains when taken over by non-profit operators with rents re-set to social assistance levels.

The stock figures at any point in time are based on the number of units being rented or available for residential rental. Units that are being used for other purposes or that have been withdrawn from the rental stock are classified as "closed"(as long as they could physically be re-opened for residential rental) and are excluded from the stock figures. If the conversion to other uses precludes them from re-opening, the buildings are no longer classified as SROs. The Hotel Strathcona, for example, was closed in 1974 but remained on the inventory as a "closed SRO" until work began to convert the building to condominiums in 2007.

HOTEL STRATHCONA 53 W HASTINGS - CLOSED IN 1974 & CONVERTED TO CONDOS IN 2007

2.5 Changes in Rents & Renters

Other changes in the stock can occur without any change in the number of rooms available for rent. Two of the most important of this kind of change are changes in rents and changes in clientele/tenant selection.

SRO rents have been increasing, partly as a reflection of increased costs and partly as a result of demand from students and single low-wage service workers. Increasing rents and tight vacancy rates in conventional market-rental stock, together with the increasing number of downtown public and private educational facilities, have increased the attractiveness of SROs for those groups. Students, low-wage service workers, and seniors all have low incomes, but their incomes may be sufficient to outbid non-senior singles who are on social assistance

The SROs that have been physically upgraded and that have restrictive tenant selection are more attractive to foreign and Canadian students and the working poor. The issue of SROs that will rent only to certain groups became significant in terms of numbers in the 2003-2005 survey period. Over the last few years some SROs have begun marketing themselves as student-only housing.[4] Other SROs may not rent to those who they think will cause problems, preferring to keep rooms vacant.

The Downtown Low-Income Survey describes price changes, and to a lesser extent changes in tenant selection, as characteristics of the low-income stock. Data is provided on the number of units renting above and below the shelter portion of social assistance. However, it does not use rent levels to define the low-income stock. There are a number of reasons for taking this approach.

First, while the proportion of the stock that those with the lowest incomes (social assistance) could afford is one of the important policy concerns, it is not the only policy concern. Even with the rent increases over the last ten years, the SRO stock remains the lowest-cost market-rental stock in the city, and the housing needs of other low-income groups are a policy concern.

Secondly, in a market economy, each income group gets the housing that groups with higher incomes do not want. Lack of sufficient housing supply for those with the lowest incomes is a problem that is expressed at the municipal level, but the factors affecting affordability are related more to changes in incomes, social policies, and the economy than to changes in the physical stock. The City has powers to regulate some of the physical aspects of the low-income stock. The Province has the responsibility for providing adequate income support and affordable housing. The Province is also the level of government with the responsibility for regulating rent levels and defining what constitutes unreasonable landlord discrimination in selecting tenants.

Lastly, and more pragmatically, accurate rent data is the hardest element to collect in the survey, and past surveys have focused on average rents and the number of rooms renting at social assistance rates or less. While there is a time series going back to 1991 for those two elements, the time series on individual room rents only goes back to 2003.

[4] In two cases (The Belmont and The Creekside), the buildings had been shut for almost 30 years before being re-opened as student housing.

3. Overall Stock and Change

3.1 Total Stock

As of January 2010, the Downtown Core contained an estimated 13,694 SRO, non-market, and CCGR units. About 32% of the units are SROs, 60% are non-market units, and the remaining 8% are CCGR units. The rest of the area's housing stock (about 17,700 units, based on the 2006 Census) consists of either self-contained market-rental or owner-occupied dwelling units.

Most of the Downtown Core's low-income units are in the Downtown Eastside, which has 80% of all units. Another 12% of the units are in the Downtown South sub-area, and the remaining 8% are in the rest of the Downtown Core.

Figure 3: LOW-INCOME STOCK, JANUARY 2010

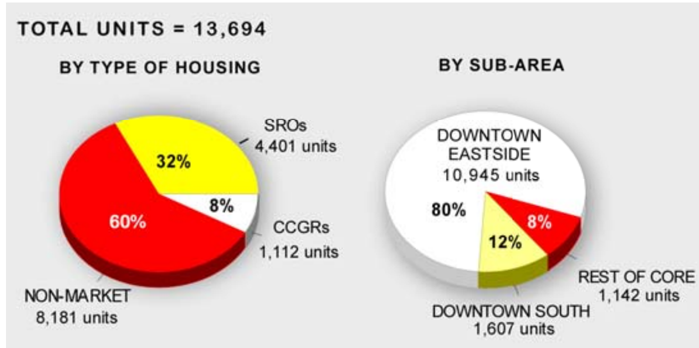


Table 1: DOWNTOWN CORE LOW-INCOME STOCK, JANUARY 2010

	BUILDINGS				UNITS			
Sub-Area	Total	SROs	Non-Market	CCGRs	Total	SROs	Non-Market	CCGRs
Downtown Eastside	**209**	99	97	13	**10,945**	3,827	6,274	844
Downtown South	**22**	9	13	0	**1,607**	544	1,063	0
Rest of Downtown Core	**13**	1	10	2	**1,142**	30	844	347
TOTAL	**244**	**109**	**120**	**15**	**13,694**	**4,401**	**8,181**	**1,473**

PENNSYLVANIA HOTEL

3.2 Change Since 2007

Over the last two years, the stock of low-income housing increased by 120 units or about 1% (Table 2). The low-income stock in the Downtown Eastside and the Downtown South increased by 1% and 5% respectively. The stock in the rest of the Downtown Core declined by 4%.

Table 2: LOW-INCOME STOCK, JAN 2008 – JAN 2010

	CHANGE IN UNITS				
Sub-Area	SROs	NON-MARKET	CCGRs	TOTAL	
Downtown Eastside	-853	922	5	**74**	**1%**
Downtown South	-16	97	0	**81**	**5%**
Rest of Downtown Core	-170	135	0	**-35**	**-3%**
TOTAL	**-1,039**	**1,154**	**5**	**120**	**1%**

The net loss in the SRO stock over the period was 1,039 units, compared to 183 units over the previous survey period. Sixty-three percent of the SRO losses were the result of SRO buildings converted to non-market housing, and another 25% were the result of voluntary closures by owners. The next largest source of losses (43 units) was the result of conversions to budget hotel, or owners not renting to local residents. Almost of the SRO gains came from the re-opening of four closed SROs.

Twenty-one non-market projects were completed and one additional project partially completed, for a total of 1,182 units, considerably higher than the 135 units completed in the previous survey period. Twenty of these projects are the result of conversion of SROs to non-market housing. Two projects were new construction – Kindred Place in the Downtown South, and the Doug Story Apartments in the rest of the Core. The CCGR stock had a net increase of just five units.

3.3 Unit Change and SRO Replacement

Related to City policy of replacing SROs with non-market housing on a one-to-one basis, not all of the non-market housing in the Downtown Core can be considered replacement SRO housing. Almost all SRO residents are single, so excluding family units produces a more appropriate measure of SRO replacement housing. CCGR units have also been excluded as resident selection is based mainly on factors other than income.

Adjusted to exclude CCGRs and family non-market housing, the net gain in low-income housing over the last two years was 115 units. Over the longer period back to January 1991, the net change was 14 units, with increases in the Downtown Eastside and Downtown South stock being almost offset by the net losses in the rest of the Downtown Core see the (left-hand side of Figure 4).

About 45% of the SRO units lost since 1991 were lost as the result of being converted to non-market housing. In some cases, the conversion has involved extensive renovations that increased the size of units and consequently involved a net loss of housing. In other cases the renovations involved were modest.

Figure 4: SRO & SINGLES NON-MARKET HOUSING, DOWNTOWN CORE, JANUARY 1991 – JANUARY 2010

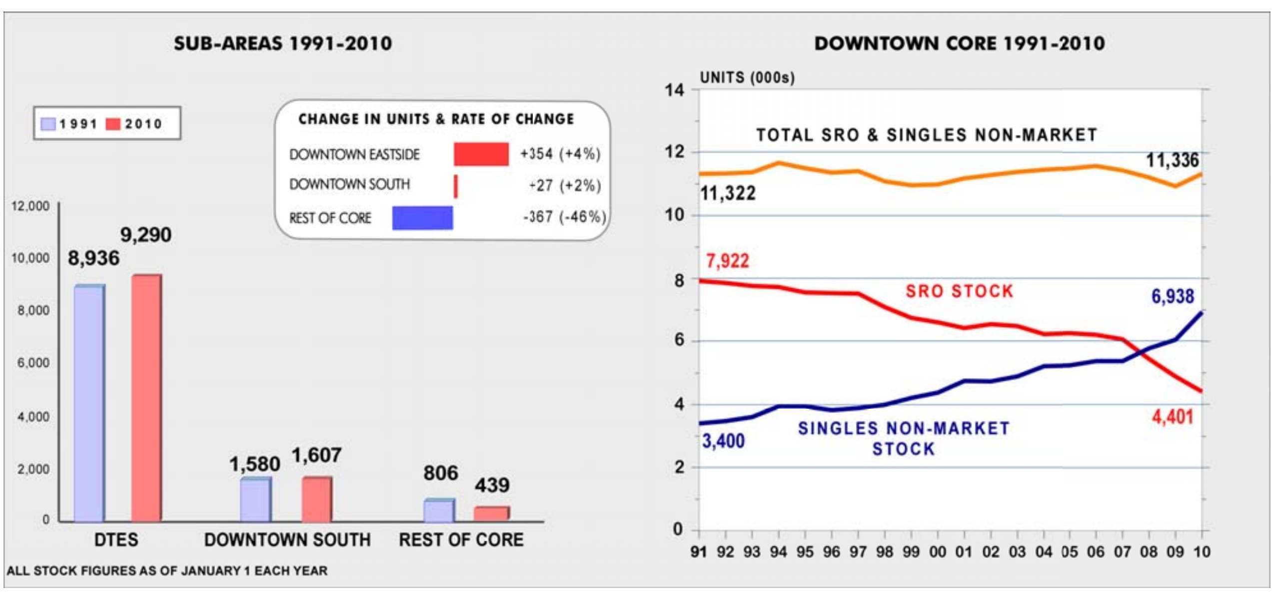
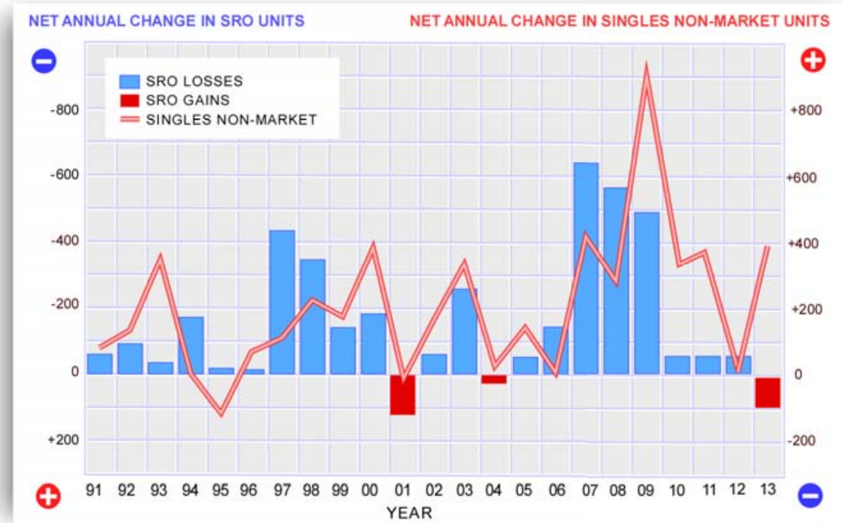


Figure 5: SRO REPLACEMENT, DOWNTOWN CORE, JANUARY 1991 – DECEMBER 2013



If the new non-market projects are completed on schedule, 1,412 singles non-market units would be added in the Downtown Core between 2010 and December 2013. Three hundred and forty-eight units would be completed this year, 414 units in 2011, and 650 units in 2013. There will also be 281 units lost over the period, with the demolition of the Drake Hotel for its replacement project, and the end of short-term leases for Dunsmuir House and the Bosman in 2013. The **net** increase in singles non-market stock in the Downtown Core would be an estimated 1,131 units (16%) between 2010 and December 2013.

For the Downtown Core as a whole, the **net** increase in non-market units for singles that are in the pipeline (column A in Table 3) would add to the small net gain in stock between 1991 and 2010 (column B), increasing the stock by a total of 1,145 units (column C) compared to 1991. Whether this increase will be sufficient to offset future SRO losses depends on the rate at which SROs continue to be lost and the proportion of the new units that are occupied by former SRO residents.

SRO losses have been estimated using the average rates of change since 1990 (55 units a year), but 155 units have been added to account for the return of Dunsmuir House to the SRO stock after its non-market lease expires. This yields a potential loss of 65 units by the end of 2013 (column D).

Putting the two together (column E), non-market completions would more than offset SRO losses. If non-market projects complete on schedule and SRO losses continue at past rates, the total SRO and singles non-market stock in the Downtown Core would be 1,080 units (9.5%) higher than the stock level in 1991.

Looking at replacement by sub-area, Council's one-for-one replacement objective for the Downtown South was adopted in 1991, and in terms of the number of units, the objective is being achieved. The total stock of SRO and non-market singles units in the Downtown South was 27 units higher in January 2010 than in 1991, and it may be 293 units higher by the end of 2013.

Table 3: SRO REPLACEMENT, JANUARY 1991 –DECEMBER 2013

	SINGLES NON-MARKET ADDITIONS JAN 2010-DEC 2013 (A)	NET CHANGE SINGLES HOUSING JAN 1991-JAN 2010 (B)	COLUMNS A + B* (C)	POTENTIAL SRO LOSSES JAN 2010-DEC 2013** (D)	POTENTIAL NET CHANGE JAN 1991-DEC 2013** (E)
Downtown Eastside	595	354	949	-140	809
Downtown South	346	27	373	-80	293
Rest of Core	190	-367	-177	155	-22
TOTAL	**1,131**	**14**	**1,145**	**-65**	**1,080**

**Rounded

For the Downtown Eastside, Council's one-for-one policy objective was established in 2005, and in terms of the number of units, it has not yet been achieved. The total stock of SRO and non-market singles units in the Downtown Eastside was 135 units lower in January 2010 than in 2005. However, by the end of 2013, the total stock may be 320 units higher than in 2005.

In the rest of the Core, there is no policy on replacement, and the non-market units in the pipeline will not offset the losses since 1991. Only one 30-unit SRO is currently left in the area.

3.4 SRO Replacement and Rents

SRO replacement involves not only the total number of units, but also their quality and cost. In the SRO stock, increases in rents, coupled with static incomes, can price units beyond the reach of their former occupants. In the non-market stock, rents are either tied to income or to the shelter component of social assistance, and so are usually "affordable."

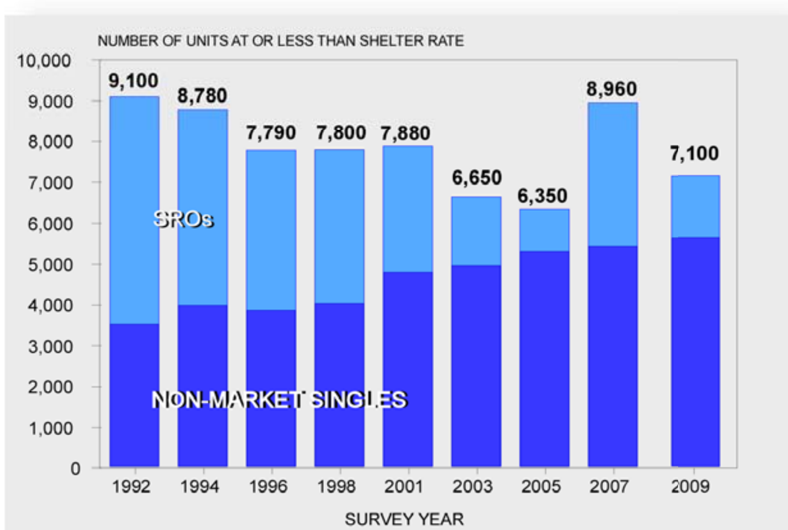
Figure 6 shows the changes in the segment of the low-income stock in the Downtown Core that is financially accessible to singles on social assistance. For each survey year, the singles non-market stock at the time has been added to the number of SRO units renting at or below the shelter rate of social assistance (excluding any known student housing falling within that category).

Between the 1992 and 2005 surveys, the "lowest income" stock (the stock renting at or below the shelter portion of welfare) declined by almost one-third, from 9,100 to 6,350 units (from 80% to 63% of the total singles stock). Although 1,800 non-market singles units were added to the stock, more than twice as many SRO units were either removed from stock or had rent increases that brought rents above the shelter component of social assistance. As the latter was frozen at 1991 levels for 15 years, modest increases in SRO rents over the years resulted in a decline in the proportion of SROs renting for $325 or less, from 72% of SRO units in 1992 to 19% in 2005.

Between the 2005 and 2007 surveys, the "lowest income" stock increased by 41% to 8,960 units (79% of the total singles stock). This increase was almost entirely the result of the increase in the maximum shelter payment from $325 to $375, which increased the proportion of SROs renting at or below the shelter rate to 60%.

This "bounce" has been eroded over the last two years, and by the time of the 2009 survey 36% of the SRO stock was renting at or below the shelter rate. The total number of singles units renting at or below the shelter rate fell to 7,100 units (63% of the total singles stock).

Figure 6: SINGLES STOCK RENTING AT OR BELOW SHELTER RATE



4. Non-Market Housing

4.1 Stock

As of January 2010, the Downtown Core had 8,181 non-market housing units, accounting for 35% of the city's stock of non-market housing. Seventy-seven percent of the Downtown Core's non-market units are in the Downtown Eastside, and 13% are in the Downtown South. Appendix E lists the individual non-market projects, sorted by sub-area and address.

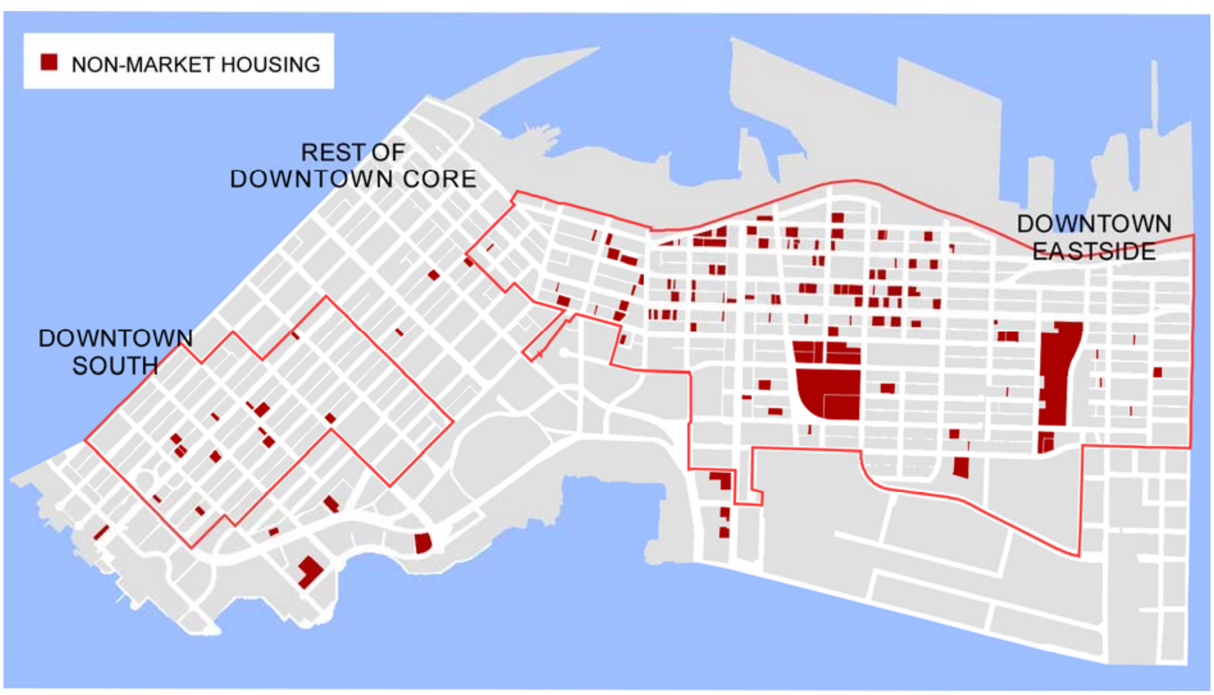
Table 4: OCCUPIED NON-MARKET HOUSING, JAN 2010

		Residential Units				
Area	Projects	Total	Rooms	Studio	1-Bed	2+Bed
DTES	97	6,274	2,233	1,785	1,420	836
Downtown South	13	1,063	232	581	250	0
Rest of Core	10	844	177	45	196	426
TOTAL	**120**	**8,181**	**2,642**	**2,411**	**1,866**	**1,262**
REST OF CITY	301	14,911	50	3,609	4,332	6,920

In the rest of the city, all but a handful of non-market units are self-contained dwelling units. In the Downtown Core, one in three non-market units are SRO-type rooms. The Core also has a higher proportion of studio/bachelor units (29% of the stock) than the rest of the city (24%). Almost half the single-room units are in converted SROs (such as the Sunrise and Europe Hotels). The other single-room units are in purpose-built non-market projects, developed mainly in the 1970s and early 1980s.

KINDRED PLACE

Figure 7: LOCATION OF OCCUPIED NON-MARKET PROJECTS, JANUARY 2010



Many of the non-market units in the Downtown Core are targeted for single individuals in deep core need. Less than one in five units in the Downtown Core are targeted for families with children, and most of these are in Strathcona or False Creek North. In the rest of the city, almost half the non-market housing is for families (Table 5). Thirty-one percent of the Downtown Core units are targeted for seniors and the remaining 54% are targeted for other groups (mainly singles, including the mentally or physically disabled).

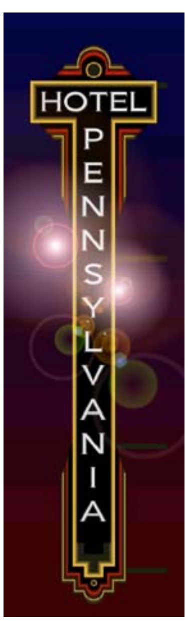
Table 5: NON-MARKET STOCK BY TYPE, JANUARY 2010

	Seniors		Families		Other	
Area	Units	%	Units	%	Units	%
DTES	2,011	32%	811	13%	3,452	55%
Downtown South	355	33%	-	0%	708	67%
Rest of Core	153	18%	435	52%	256	30%
TOTAL CORE	**2,519**	**31%**	**1,246**	**15%**	**4,416**	**54%**
REST OF CITY	5,774	39%	6,895	46%	2,242	15%

4.2 Change since 2007

In 2008 and 2009, twenty one non-market projects with 1,092 units were completed in the Downtown Core. Another project (Dunsmuir House) was partially completed. All the units in these projects are targeted for single people, including young adults and those at risk of homelessness.

All of the Downtown Eastside projects in the last two years were added as the result of the Province's and City's acquisition and renovation of SROs (the Phoenix Apts and Drake Hotel are the City-owned SRO conversions). The only two new construction projects that were completed were outside the Downtown Eastside – Doug Story Apts (funded entirely by the City) and Kindred Place (on City-owned land).



Three of the Province's SRO projects involve three- or five-year leases of SRO buildings, and so are only temporary additions to the non-market stock. These projects are Dunsmuir House, the London Hotel, and 566 Powell. The Drake Hotel is also a temporary addition stock as the intention is to redevelop the site for new non-market housing.

If additions, closures and other stock changes are added to the 22 projects, the total net change in the non-market stock over the past two years was 1,154 units. One non-market project (Maria Gomez Place) was

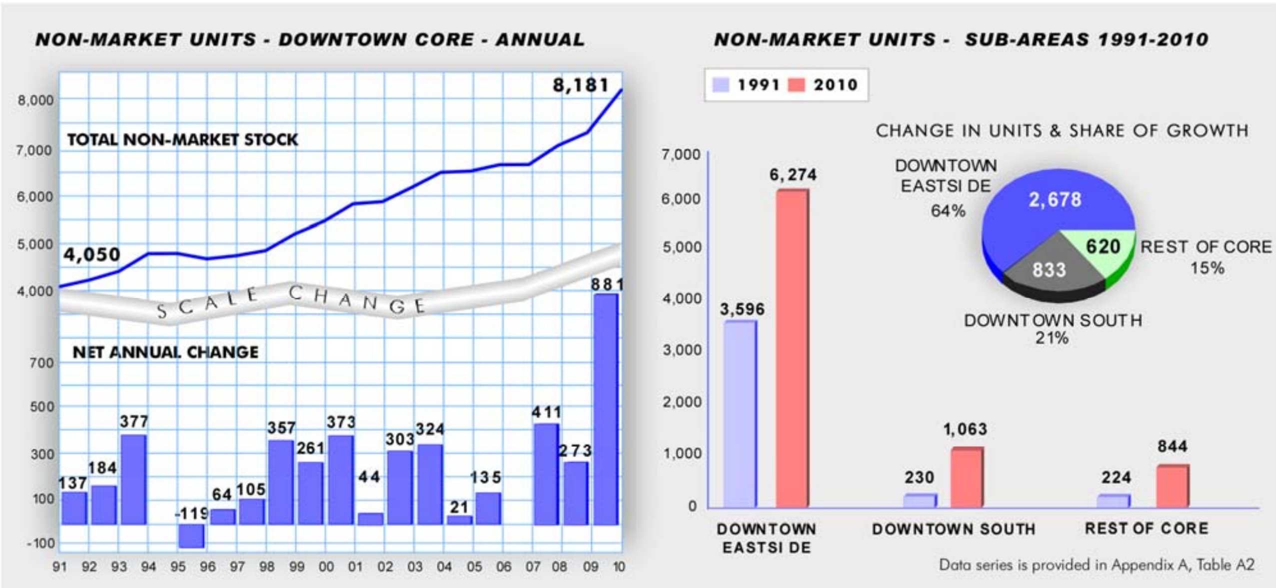
Table 6: NON-MARKET PROJECTS COMPLETED 2008-2009

NAME	ADDRESS	UNITS
DOWNTOWN EASTSIDE		
Dominion Hotel	210 ABBOTT	63
Phoenix Apartments	514 ALEXANDER	20
The Rainier	315 CARRALL	21
Pennsylvania Hotel	412 CARRALL	44
Cordova Residence	54 E CORDOVA	34
Beacon Hotel	7 W HASTINGS	41
Shaldon Hotel	60 E HASTINGS	54
Savoy Hotel	258 E HASTINGS	25
Walton Hotel	265 E HASTINGS	48
Hazelwood Hotel	344 E HASTINGS	112
Orwell Hotel	456 E HASTINGS	55
London Hotel	700 MAIN	72
Arco Hotel	83 W PENDER	64
Tamura House	396 POWELL	105
Marr Hotel	401 POWELL	29
566 Powell Street	566 POWELL	12
Drake Hotel	606 POWELL	26
The Cornerstone	375 PRINCESS	44
Gastown Hotel	110 WATER	91
DOWNTOWN SOUTH		
Kindred Place	**1321 RICHARDS**	**87**
REST OF DOWNTOWN CORE		
Dunsmuir House	500 DUNSMUIR	90
Doug Story Apts	**768 RICHARDS**	**45**
TOTAL		**1,182**

City-owned sites **BOLD** = new construction

THE CORNERSTONE (CARL ROOMS)

Figure 8: CHANGE IN NON-MARKET STOCK 1991-2010



demolished in 2008, but almost all of the units had been closed the year before (and so are counted in the 2007 change). In the rest of the city, there was a 48-unit net increase in the non-market stock.

4.3 Change Since 1991

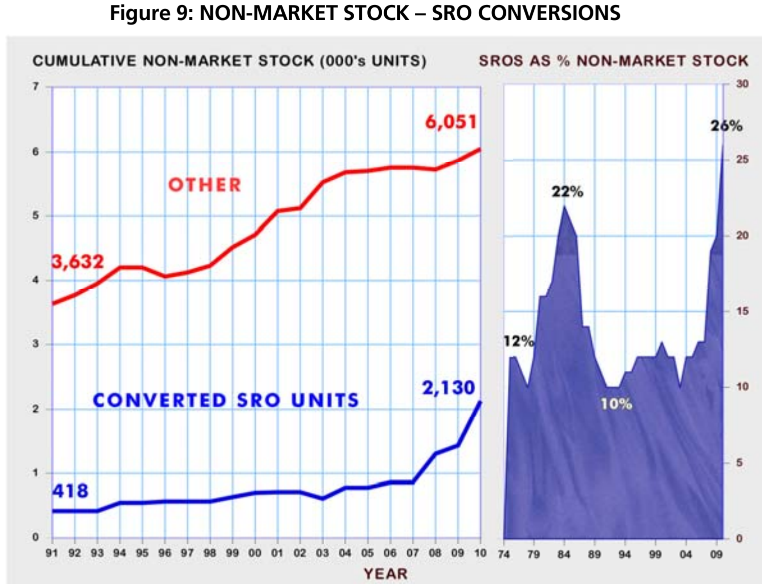
Since January 1991, non-market housing in the Downtown Core has increased by 4,131 units, more than doubling the stock (Figure 8). About 14% of the increase was in family units – the rest (3,535 units) are for low-income singles and can be considered to be SRO replacement units. In the rest of the city, the non-market housing stock increased by 2,083 units since 1991. Two-thirds of the net increase in the city's non-market housing since 1991 has been in the Downtown Core.

The net increase in units in 2009 was by far the largest annual addition to the Downtown Core's non-market stock – double the number added in the previous peak year (1970). It should be noted that 80% of the 2009 net increase was associated with SRO conversions, and 25% of that increase is from buildings on short-term leases.

Some of the buildings converted to non-market housing in the Downtown Core have been market-rental apartments (rather than SROs), such as Helmcken House and Orange Hall. Others such as the Ford Building were created through converting commercial buildings to residential use. Converting SROs to non-market housing began in the early 1970s with the Central and Ferry Hotels. After the SRO conversions in the late 70s to mid 80s, for the next twenty years converted SRO units accounted for 10-14% of the non-market stock. In the last three years, converted SROs have increased from 13% to 26% of the non-market stock (Figure 9).

Converting SROs to non-market housing brings the buildings under non-profit management, ensuring more stable rents and increasing the proportion of affordable housing and the overall quality of the stock. However the units are usually not self-contained and the building life-spans may be much shorter than that of newly built projects.

Figure 9: NON-MARKET STOCK – SRO CONVERSIONS



4.4 Future Non-Market Housing

At the beginning of January 2010, there were ten non-market projects ***under construction*** in the Downtown Core (Table 7 and Figure 10), with a total of 749 units (662 singles units). Three of these (Roosevelt, Dunsmuir and Marble Arch) are conversions of SRO buildings that have already been partly completed. The other seven projects are new construction, including the two non-market components of the Woodwards project.

There were seven projects ***in process*** with 801 units (750 singles units) Two involve the conversion of existing buildings. The Pender Hotel is the only SRO bought by the Province that has not been re-opened. The Bosman Hotel project involves a three-year lease and conversion of the existing tourist hotel. The other five projects in process involve new construction. All of the in-process projects are likely to be completed by the end of 2013.

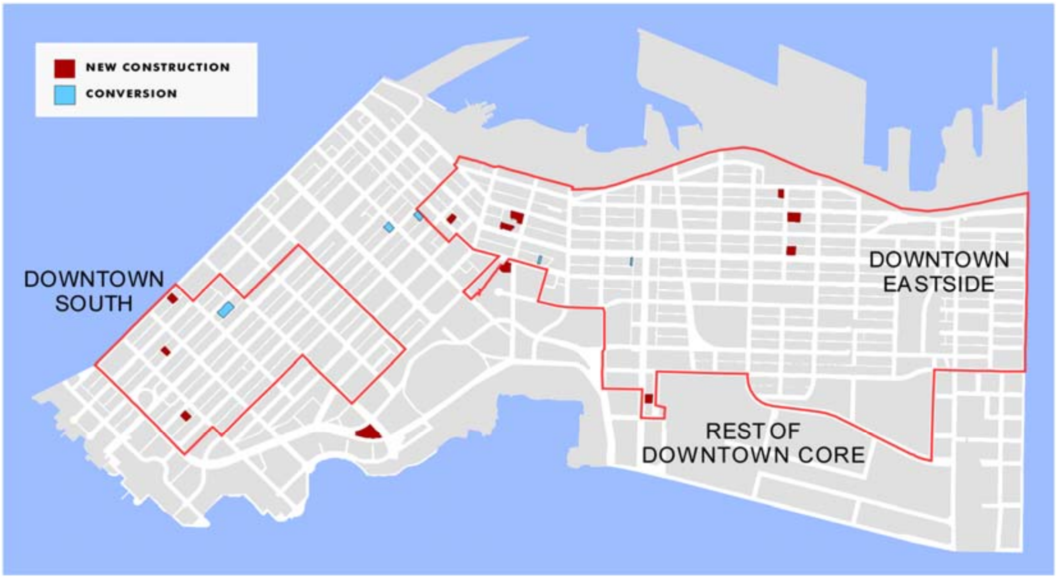
So between January 2010 and the end of 2013, the gross new additions to the non-market stock in the Downtown Core would be 1,550 units (1,412 of which would be singles units). However, the Drake project would involve the demolition of an existing project. In addition, the short-term leases at the Bosman and the Dunsmuir Hotel are likely to end during the period. Allowing for these removals from the non-market stock, there would be in a net increase of 1,269 non-market units (1,131 singles units) in the Downtown Core by the end of 2013.

Table 7: NON-MARKET HOUSING UNDER CONSTRUCTION OR IN PROCESS, JANUARY 2010

NAME	ADDRESS	SENIORS	FAMILIES	OTHER	TOTAL	STATUS	YEAR
DOWNTOWN EASTSIDE							
Roosevelt Hotel	166 E HASTINGS	0	0	7	7	U/C	2010
Woodwards - Family	**122 W CORDOVA**	**0**	**75**	**0**	**75**	**U/C**	**2010**
Woodwards -Singles	**131 W HASTINGS**	**0**	**0**	**125**	**125**	**U/C**	**2010**
Pender Suites	**337 W PENDER**	**0**	**0**	**96**	**96**	**U/C**	**2011**
	1005 STATION	**0**	**0**	**80**	**80**	**U/C**	**2011**
UGM	**601 E HASTINGS**	**0**	**0**	**37**	**37**	**U/C**	**2011**
Pender Hotel	31 W PENDER	0	0	30	30	IN PROCESS	2013
Drake Hotel	606 POWELL	0	0	-26	-26	DEMO	2011
Drake Hotel (Redev)	**606 POWELL**	**0**	**41**	**107**	**148**	**IN PROCESS**	**2013**
Maria Gomez (Redev)	**111 PRINCESS**	**0**	**0**	**139**	**139**	**IN PROCESS**	**2013**
	10	**0**	**116**	**595**	**711**		
DOWNTOWN SOUTH							
Bosman Hotel	1060 HOWE	0	0	100	100	IN PROCESS	2010
Karis Place	**1338 SEYMOUR**	**0**	**0**	**105**	**105**	**U/C**	**2011**
	1249 HOWE	**0**	**10**	**100**	**110**	**IN PROCESS**	**2013**
	1134 BURRARD	**0**	**0**	**141**	**141**	**IN PROCESS**	**2013**
Bosman Hotel	1060 HOWE	0	0	-100	-100	END OF LEASE	2013
	5	**0**	**10**	**346**	**356**		
REST OF DOWNTOWN CORE							
Dunsmuir House	500 DUNSMUIR	0	0	65	65	U/C	2010
Marble Arch Hotel	518 RICHARDS	0	0	51	51	U/C	2010
	525 ABBOTT	**0**	**12**	**96**	**108**	**U/C**	**2011**
	1050 EXPO BLVD	**0**	**0**	**133**	**133**	**IN PROCESS**	**2013**
Dunsmuir House	500 DUNSMUIR	0	0	-155	-155	END OF LEASE	2013
	5	**0**	**12**	**190**	**202**		
TOTAL	**20**	**0**	**138**	**1,131**	**1,269**		

City-owned sites **BOLD** = new construction

Figure 10: NON-MARKET PROJECTS UNDER CONSTRUCTION OR IN PROCESS, JANUARY 2010



4.5 City Funding

The City provides assistance for non-market housing in a variety of ways. As of January 2010, the City of Vancouver owned and operated 7% of the non-market units in the Downtown Core. An additional 35% of the occupied non-market units are on land acquired by the City and leased to non-market sponsors. Over half the units completed from 1991 are in projects on land owned by the City. The City's financial contribution has been increasing – of the 17 projects currently in process, 13 projects with 81% of the total units are on land leased from the City at nominal cost.


DOUG STORY APARTMENTS

The City has also funded projects without any contribution from senior levels of government. For example, the 45-unit Doug Story Apartments was the result of the redevelopment of the Passlin SRO. The developer provided the City with a turn-key building in return for development permission, additional density, and funding from Downtown South development cost levies (DCLs). The total City contribution was $5.8 million in bonus density and DCLs.

The City has also been providing direct grants for other projects. The Province was given $5 million towards the renovations of some of the SROs it acquired. The Dunsmuir House and Bosman projects are also each receiving $500,000 from the City for renovations. The UGM project has been given $1.4 million in grants and foregone DCLs.

5. SROs

5.1 Stock

As of January 2010, the Downtown Core contained 109 operating residential hotels and rooming houses, with 4,401 SRO units available for rent. An additional 19 SROs had been closed and had not been legally converted or redeveloped to other uses.

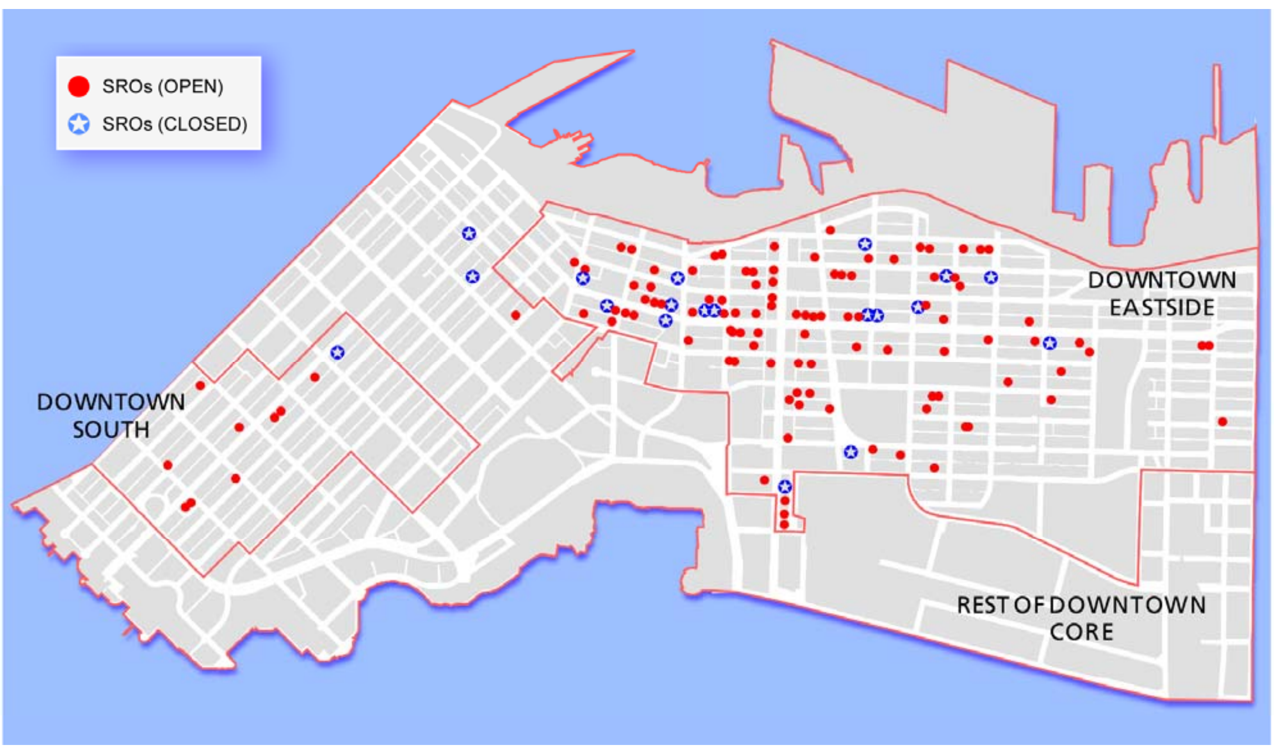
Eighty-seven percent of the open units are in the DTES, the Downtown South has 12%, and the rest of the Downtown Core has 1%. Appendix C provides a list of SROs operating in January 2010, sorted by sub-area and address. Closed SRO buildings are listed at the end of the list. Appendix B provides a list of past and present SROs sorted by name, including their previous names.

Table 8: OPERATING RESIDENTIAL HOTEL & ROOMING HOUSE STOCK, JAN 2010

	BUILDINGS			ROOMS		
Area	**TOTAL**	Residential Hotels	Rooming Houses	**TOTAL**	Residential Hotels	Rooming Houses
Downtown Eastside	**99**	16	83	**3,827**	1,565	2,441
Downtown South	**9**	2	7	**544**	114	430
Rest of Core	**1**	0	1	**30**	0	30
TOTAL	**109**	**18**	**91**	**4,401**	**1,500**	**2,901**

Overall, about 34% of SRO units in the Downtown Core are provided by residential hotels (SRO buildings licensed for a pub or lounge on the premises). This proportion ranges from zero in the rest of the Downtown Core to 41% of the units in the Downtown Eastside.

Figure 11: LOCATION OF SRO BUILDINGS, JANUARY 2010



5.2 Change Since 2007

Between January 2008 and the end of 2009, 1,202 SRO units were lost and 163 units gained, for net loss of 1,039 units (19%). Overall, the stock declined by 853 units (16%) in the Downtown Eastside, 16 units (3%) in Downtown South, and 170 units (3%) in the rest of the Core.

Almost all the SRO gains over the period were associated with the re-opening of four SROs that had been partly or completely closed.

Nearly two-thirds of the SRO losses (756 units) over the two years were the result of SRO buildings being converted to non-market housing Another 299 units were lost as a result of owner-initiated closures. Table 9 provides details on changes involving more than ten units.

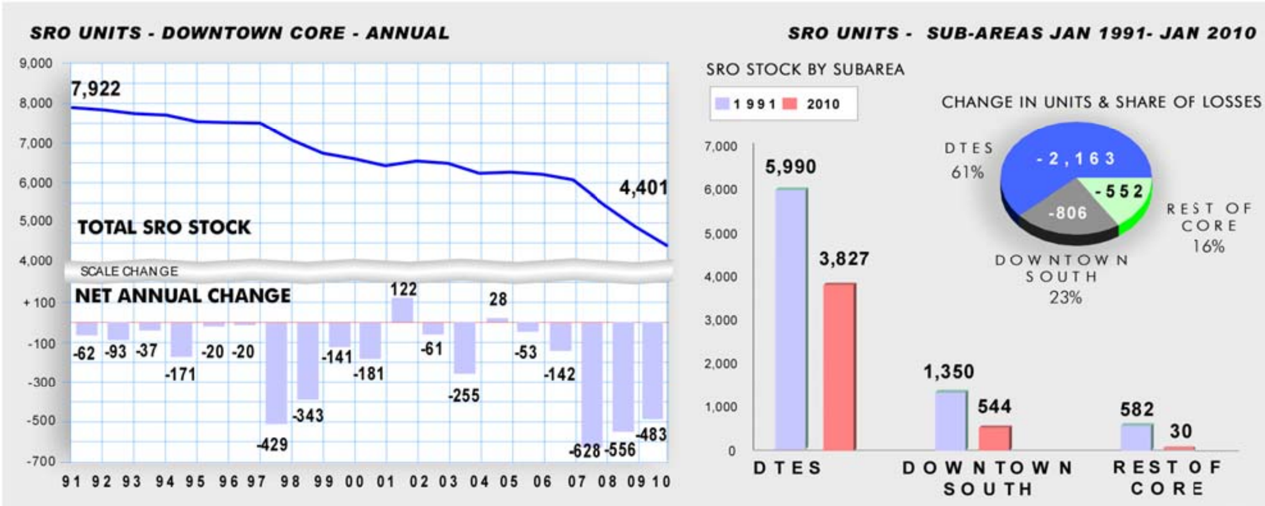
BACKPACKERS INN

Table 9: MAJOR SRO CHANGES, JAN 2008 – JAN 2010
(Changes involving more than 10 units)

NAME	ADDRESS	NET CHANGE	NATURE OF CHANGE
DOWNTOWN EASTSIDE			
SEAVIEW APTS	362 ALEXANDER	-36	Closed by owner
PHOENIX APTS	514 ALEXANDER	-20	Converted to non-market housing
STAR BEACH HAVEN	658 ALEXANDER	-11	Closed by owner
CAMBIE HOSTEL	340 CAMBIE	-42	Closed by owner
PERSOPOLISE	351 COLUMBIA	+26	Reopened
CORDOVA RESIDENCE	56 E CORDOVA	-34	Converted to non-market housing
KYE7E	172 E CORDOVA	+11	Reopened
PACIFIC HOTEL	208 E GEORGIA	-58	Converted to non-market housing
SHALDON HOTEL	52 E HASTINGS	-49	Converted to non-market housing
WALTON HOTEL	261 E HASTINGS	-50	Converted to non-market housing
HAZELWOOD HOTEL	344 E HASTINGS	-110	Converted to non-market housing
SHAMROCK HOTEL	635 E HASTINGS	-28	Closed for local rentals
BACKPACKERS INN	9 W HASTINGS	-44	Converted to non-market housing
ARGYLE HOTEL	106 W HASTINGS	-40	Closed by owner
GOLDEN CROWN	116 W HASTINGS	-28	Closed by owner
IVANHOE HOTEL	1038 MAIN	+15	Reopened
ARCO HOTEL	83 W PENDER	-63	Converted to non-market housing
PENDER PLACE	228 E PENDER	+23	Reopened
TAMURA HOUSE	396 POWELL	-110	Converted to non-market housing
PHOENIX APTS	566 POWELL	-12	Converted to non-market housing
GASTOWN HOTEL	110 WATER	-91	Converted to non-market housing
COLONIAL RESIDENCE	122 WATER	-95	Closed by owner
DOWNTOWN SOUTH			
CANADIAN HOTEL	1203 SEYMOUR	-15	Converted to budget hotel rooms
REST OF DOWNTOWN CORE			
DUNSMUIR HOUSE	500 DUNSMUIR	-155	Converted to non-market housing
HOTEL ST CLAIR	577 RICHARDS	-15	Remaining units converted to hostel

HOTEL ST CLAIR

Figure 12: CHANGE IN SRO UNITS, JANUARY 1991 - JANUARY 2010



5.3 Change Since 1991

Figure 12 shows the change in the SRO stock since 1991. Over the past nineteen years, the SRO stock has decreased by 3,521 units, or about 2.2% a year – from just under 8,000 units to the current 4,401 units. There were two periods where the rate of loss was significantly higher than during the rest of the period – 1997 and 1998, and 2007-2009.

The sub-area with the highest rate of loss was the rest of Core, where the stock has fallen by over ninety percent. Twenty-eight percent of this loss was associated with the conversion of Dunsmuir House.

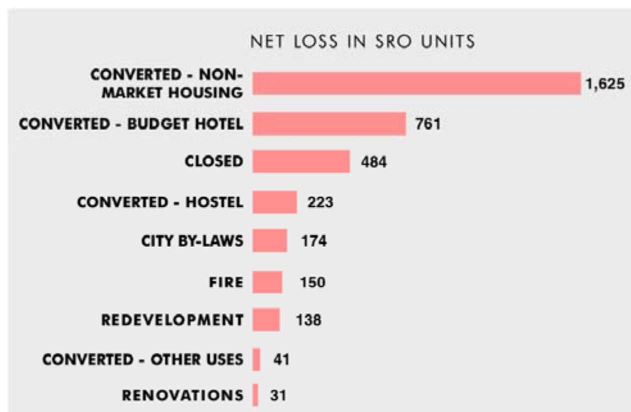
Figure 13 shows the net loss in SRO units over the period categorized by the reason for the loss. Since 1991, the most significant source of loss of SRO units has been their conversion to non-market housing. This accounted for 45% of the net loss in units, almost all in the Downtown Eastside (the converted units re-appear as non-market gains). Conversion to budget hotels was the second most important source of SRO loss, accounting for 21% of losses.

Units that have been closed and that are not being rented accounted for 13% of the units lost since 1991. Another 174 units have been lost through enforcement of City by-laws (Building, Fire, and Health), and 150 units were lost as the result of fires.

5.4 Vacancy Rates

In the survey, managers are asked to indicate the total units vacant, with no distinction made between those rented on a daily/weekly basis and those rented monthly. Combined

Figure 13: NET SRO LOSSES. JAN 1991 - JAN 2010



with significant variations in maintenance, management, and rents, this makes it difficult to compare the vacancy rates for SROs with those for the conventional apartment stock. Vacant SRO units tend to be concentrated in a few buildings. In 2009, three buildings (with 9% of the Core's SRO units) accounted for a third of the vacant units.

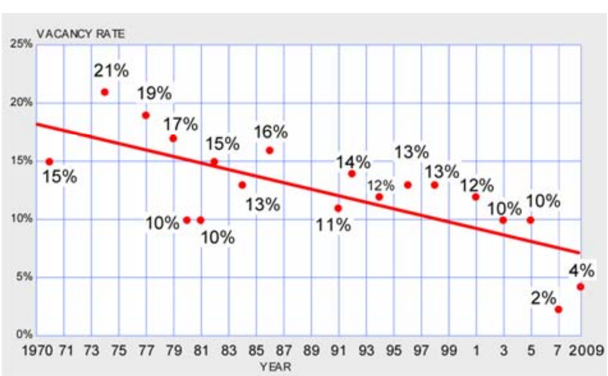
In the 100 SRO buildings that were surveyed, 188 units were vacant, giving a vacancy rate of 4.2%. Vacancy rates ranged from 3% in the Downtown Eastside to 26% in the rest of the Downtown Core (Table 10).

Table 10: VACANCY RATES (%) - DOWNTOWN CORE SROs

Sub-Area	1992	1994	1996	1998	2001	2003	2005	2007	2009
Victory Square	14	14	17	10	6	6	3	2	2
Rest of DTES	15	13	14	15	15	10	10	3	4
Downtown South	14	8	7	10	6	15	6	2	5
Rest of Core	4	5	7	5	2	8	20	0	26
TOTAL	**14**	**12**	**13**	**13**	**12**	**10**	**10**	**2**	**4**

The overall Downtown Core vacancy rate in May 2009 was nearly twice the rate in May 2007. Looking back to 1970 (Figure 14 – noting that surveys over the period cannot be compared directly because of major differences in the stock, areas, selection techniques, and definitions), there has been a downward movement in vacancy rates. Even allowing for this, the 2007 reported vacancy rate was much lower than the "trend". This may have partly been the result of a pilot project initiated in 2005.[5] Low vacancy rates and rising rents in the conventional rental market may also be displacing demand into the SRO market. The 2009 vacancy rate is more in line with the continued downward trend.

Figure 14: INDICATIVE SRO VACANCY RATES 1970-2009



[5] The Outreach Pilot Project took street homeless off the sidewalk and into SROs on the same day. Provincially-funded area outreach teams now carry out this function.

5.5 Rental Rates

With few exceptions, SRO residents cannot afford better accommodation. As single people on social assistance are the major market for SRO units, rents tends to be set by the shelter component of BC Employment and Assistance. From 1991 to April 2007, the maximum shelter payment was $325 per month for an individual. In April 2007 this was increased to $375 per month. For single employable persons, the basic allowance was also increased from $185 to $235 per month.

As Figure 15 shows, in May 2009, just over one third of the units in the Core were renting for $375 or less, compared to 60% in 2007. Downtown South was the sub-area with the smallest proportion of units renting for $375 or less.

Figure 15: PROPORTION OF ROOMS AT $375 OR LESS

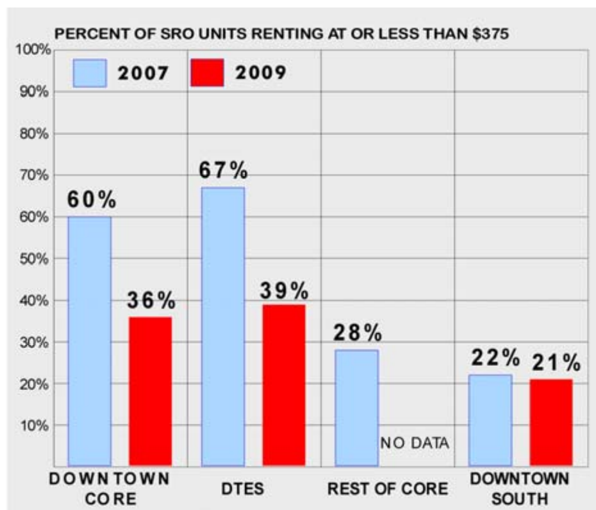
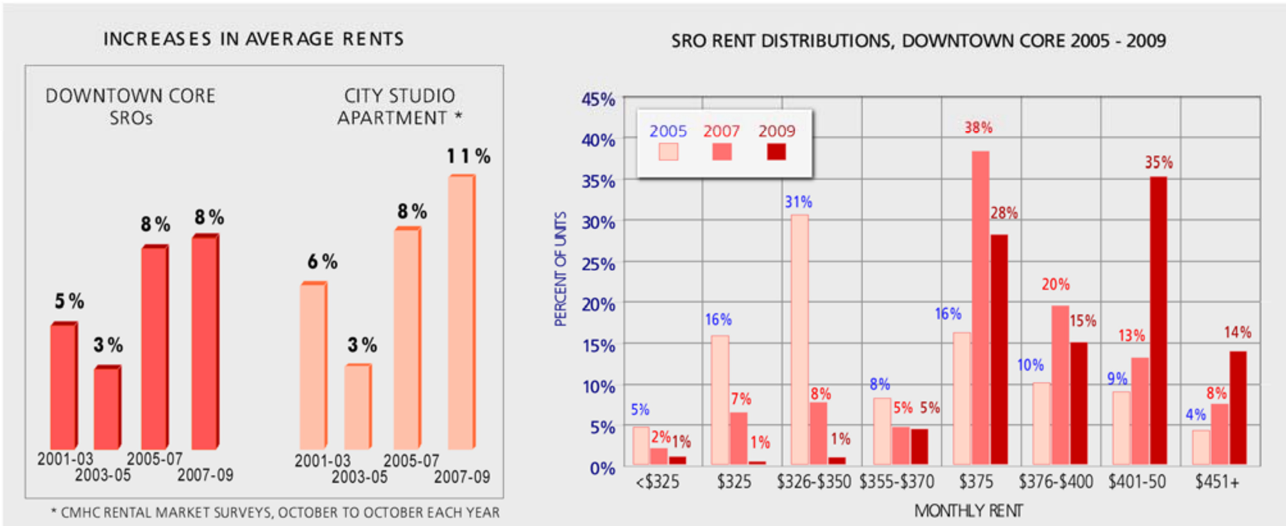


Table 11 shows the average monthly rents by sub-area in May 2009. The average for the Core was $421, ranging from $417 in the Downtown Eastside to $446 in the Downtown South.

Table 11: AVERAGE RENTS MAY 2009

SUB-AREA	AVERAGE RENT 2009	CHANGE IN AVERAGE RENTS 2007-09
Downtown Eastside	$417	8.7%
Downtown South	$446	11.2%
Rest of Core	$425	-6.0%
TOTAL	**$421**	**8.2%**

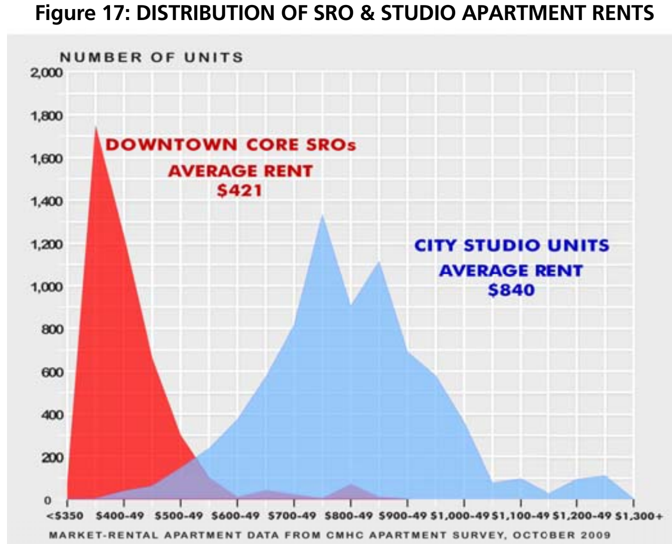
Figure 16: CHANGES IN SRO MONTHLY RENTS – AVERAGE RENTS AND RENT DISTRIBUTIONS)



The average SRO rent increased by 8.2% over the last two years. This is slightly more than the increase between 2005 and 2007, but substantially higher than the 5% and 3% increases in earlier periods. Figure 16 shows the number of SRO units by rent level in 2005, 2007, and 2009. In 2005 for example, 31% of units were renting for between $326 and $350 per month. By 2009, only 1% of SRO units were renting at this level.

Ninety-seven SRO buildings have rent data that can be directly compared between the 2007 and 2009 surveys. Overall, 24% of the units in these buildings saw a small decrease or no change in their rents. Over one-third had rent increases of 10% or more. Compared to the previous two-year periods the proportion of units with stable rents was slightly below the proportion in 2005-2007, but significantly below stability levels in the first half of the decade.

Figure 17: DISTRIBUTION OF SRO & STUDIO APARTMENT RENTS



Data from CMHC's rental market surveys can used to compare SRO rents to those in the conventional rental market. The average rent for a studio apartment in the city was $840 in October 2009; double the SRO average (Figure 17). In the city as a whole, there were 60 market studio apartment units renting for less than $450 a month, and fewer than 10 units renting at or below the shelter rate of $375 a month.

SRO rents have generally increased at a slower rate than conventional market-rents (left-hand graph in Figure 16). Both show a similar pattern in increases – rent increases for studio units were also higher in the second half of the decade than in the first half.

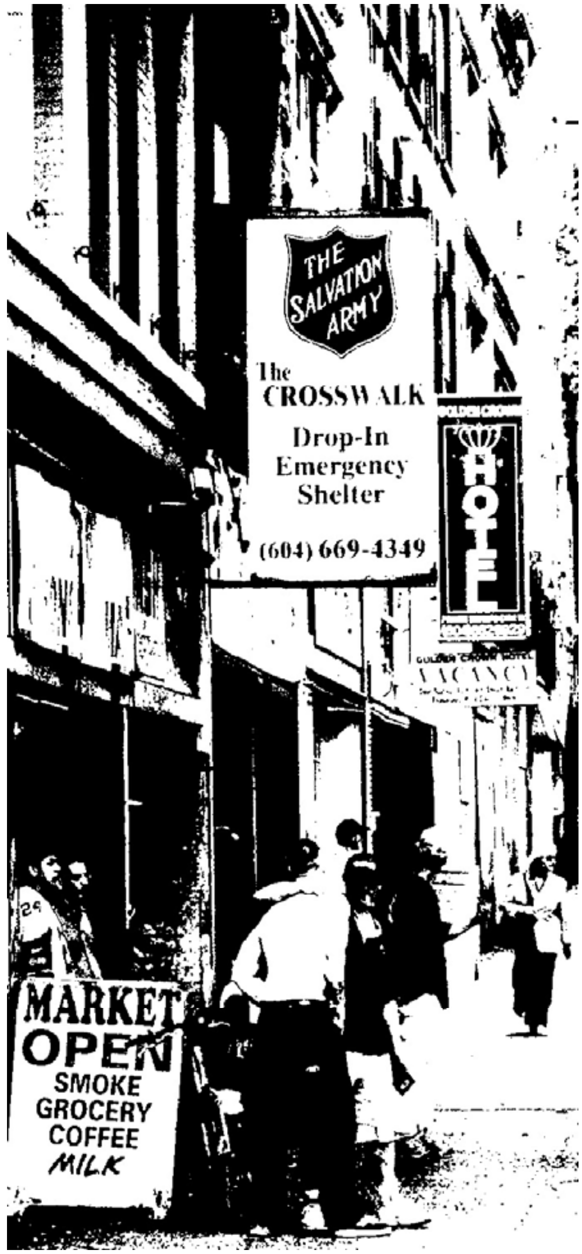
5.6 Future Change in the SRO stock

Since 1991, the rate of change in the SRO stock has been volatile, with two periods (1997-1998 and 2007-2009) accounting for two-thirds of the loss over the period. The first peak was mainly the result of conversions to budget hotels and hostels, while the second was associated with conversions to non-market housing.

Permanent changes to the SRO stock (redevelopment and conversions affecting the number of SRA units) now require Council approval under the SRA By-law. There is currently one project in the development pipeline that will involve the closure and removal of SROs. In September 2008, Council approved the rezoning of a site which includes both the Yale and Cecil Hotels. The Cecil Hotel will ultimately be demolished while the upper floors of the Yale will be upgraded and maintained as an SRO.

However, buildings can close and re-open without SRA permits, and it is not possible to forecast operator decisions or the results of by-law enforcement. Instead, future change has been projected on the basis of what would happen if SRO numbers continued to change at the same rate as they have since 1991.

Excluding losses associated with non-market housing, and using average percentage rates of change for each area, about 55 units a year would be lost in the Downtown Core. This produces a loss of 220 SRO units over the next four years. Actual SRO losses could be substantially higher or lower than this, depending on factors such as market conditions, by-law enforcement, and Council decisions on SRA permits. The return of the Dunsmuir House as an SRO in 2013 after its non-market lease expires will add 155 SRO units back to the stock. This has been treated as a separate addition, reducing the SRO loss to 65 units between 2010 and 2013.



6. Community Care Facilities, Group Residences, and Shelters

6.1 Introduction

In 2008, two new zoning terms were introduced – community care facilities and group residences (CCGRs). Although emergency shelter facilities can be approved as CCGRs or social service centres, this report splits out the shelters, as shelters provide very short-term emergency accommodation rather than housing.

Figure 18 shows the location of both CCGRs and year-round shelters. The individual facilities are listed in Appendix E.

6.2 The CCGR Stock

Fifteen community care facilities and group residence facilities operate in the Downtown Core, providing 1,112 beds. These facilities generally provide care to seniors, youth in transition, individuals living with mental illness or dealing with substance abuse. Three-quarters of the units (13 buildings) operate in the Downtown Eastside providing 844 beds. Two facilities operate in the rest of the Downtown Core, providing 268 beds. Sixty-five percent of all beds are in seniors care facilities.

Changes in zoning terminology

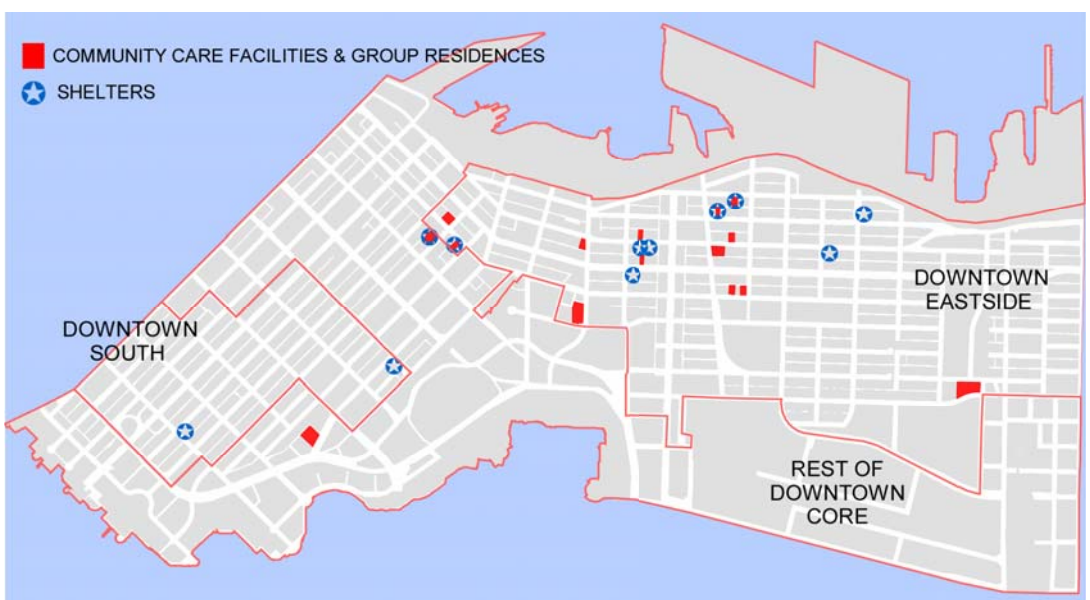
As of April 2008, the term Special Needs Residential Facility (SNRF) in Vancouver's Zoning and Development By-law has been replaced by two new terms - *Community Care Facility (Class A, Class B)* and *Group Residence*.

Community Care Facilities are licensed under the Provincial Community Care and Assisted Living Act (CCAL) and staff provides 'personal services' to residents at 'prescribed levels' as defined by the CCAL Act. Class A facilities have six or fewer persons and are outright uses. Class B facilities are those with a capacity for seven or more persons and are conditional uses.

Group Residence facilities provide accommodation to six or more persons, but fall outside the CCAL Act. They are either governed by legislation requiring residents to live in the facility; or they provide programs in which all persons must participate; or they provide accommodation for 30 days or less. This would include facilities like Salvation Army's Belkin House, where participation in a 12-step recovery program is a mandatory requirement for all residents, and temporary accommodation such as transition homes for women, youth safe houses and other emergency homes.

Emergency shelters are approved based on the nature of their services – they can be classified as community care facilities, group residences, or social service centers.

Figure 13: LOCATION OF CCGRs BUILDINGS AND YEAR-ROUND SHELTER FACILTIES, JANUARY 2010



6.3 Change in the CCGR Stock

Over the last two years, there has been a net change of 5 beds in the CCGR stock – the second floor of the Rainier Hotel reopened in 2009 as a 20 unit facility for women in transition from detox, while 15 units at Covenant House on Pender were changed to emergency shelter beds.

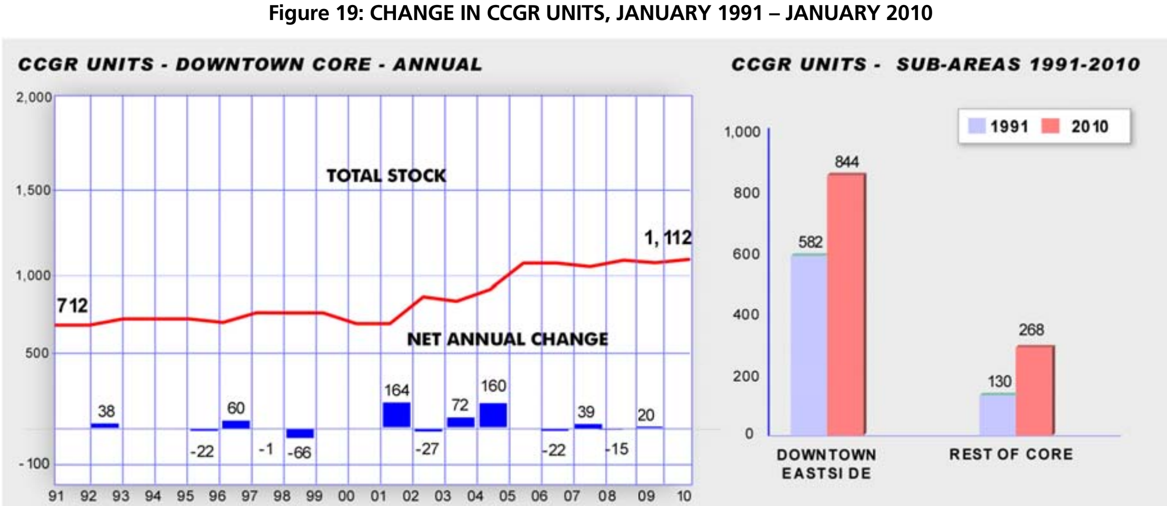
Since 1991, the CCGR stock has increased by 400 units (58%), most of which occurred between 2001 and 2005. In addition to the increased number of beds, there have also been new facilities replacing existing facilities – the old Victory House on Powell Street was replaced by the new building at 353 E Cordova; the new Central City Lodge at 415 West Pender was a replacement for its old building at 233 Abbott (now converted to condos); and Triage replaced its old facility at 906 Main with a new building on Powell, sharing the site with the Windchimes non-market project. These three facilities represent a significant upgrading of almost 20% of the CCGR beds in the area, but produced no net change in total units.

At the beginning of 2010, there was one project under construction and two in process. Once complete in 2011, the Union Gospel Mission project at 601 E Hastings will provide 43 emergency shelter beds for men and 54 drug and alcohol recovery beds, as well as housing. The Villa Cathay Care Home (970 Union) is planning renovations and an addition to the facility. The renovations will convert double rooms to single rooms, reducing capacity from 188 to 158. The other project involves the proposed conversion of single-family house on the 1100-block of Union into a 16-bed group residence.


TRIAGE 707 POWELL ST

CENTRAL CITY LODGE 415 W PENDER

Figure 19: CHANGE IN CCGR UNITS, JANUARY 1991 – JANUARY 2010



6.4 Year-round Shelters

In January 2010, twelve year-round emergency shelters were operating in the Downtown Core, providing 481 beds. Nine shelters can be found in the Downtown Eastside (287 beds); two in the Downtown South (124 beds); and one in the rest of the Downtown Core (70 beds). Forty-seven percent of Downtown Core shelter beds are allocated for men only, 37% for men and women, 8% for youth and 8% for women only.

Since 2007 the emergency shelter bed stock in the Downtown Core has increased by 25 beds. Covenant House (326 W Pender) added 15 emergency shelter beds, changing them from youth transitional housing. Ten seasonal shelter beds at Catholic Charities Men's Hostel (150 Robson) have been funded as year-round shelter beds, bringing the total beds at this location to 102.

In addition to permanent shelters, there are other shelters that open seasonally or during bad weather or extreme weather. Figure 20 provides an overview of the additional shelter services serving the homeless population. Three temporary Winter Response shelters (280 beds) are open this winter in the Downtown Core through the work of the Homeless Emergency Action Team (HEAT). Four other Winter Response shelters (220 beds) have been opened outside the Downtown Core. These seven shelters are scheduled to close at the end of April this year.

Figure 20: THE REGIONAL SHELTER SYSTEM

1. Year-round Shelter Beds	
Description	• Provide temporary accommodation for people with no fixed address • Provide support services such as food, clothing, counselling and referrals to other services and longer term housing
Funding	• BC Housing • Homelessness Partnering Strategy in partnership with the Regional Steering Committee on Homelessness (RSCH) and Aboriginal Homelessness Steering Committee (AHSC) • Others (private funders)
Regional Bed Count	• Approximately 900 year-round shelter beds in Metro Vancouver
2. Winter Response Shelter Beds (Vancouver only)	
Description	• Initiated in December 2008 by City of Vancouver, in partnership with the Province of BC, Streetohome Foundation and others.
Funding	• Current funding from City of Vancouver and BC Housing
Vancouver Bed Count	• Winter 2008-2009 - around 400 beds • Winter 2009-2010 - around 500 beds - shelters at 51 W Cordova; 201 Central; Hastings & Gore; 1435 Granville; 747 Cardeo; 677 E Broadway & 1642 W 4th.
3. Cold/Wet Weather Shelter Beds (Seasonal)	
Description	• Operated on a seasonal basis, typically from November through March • Support services are provided on a more limited basis than in year-round shelters
Funding	• Homelessness Partnering Strategy in partnership with the RSCH and AHSC • Private funders
Regional Bed Count	• Approximately 125 CWW beds in Metro Vancouver, 95 of which are in Vancouver
4. Extreme Weather Response Shelter Spaces	
Description	• Provides extra shelter spaces for people with no fixed address during periods of extreme weather • Heavily dependent on volunteers with limited support services provided • A crisis response to extreme weather occurrences, to augment ongoing shelter programs
Funding	• BC Housing • Homelessness Partnering Strategy in partnership with the RSCH and AHSC • Others (non-profits, private funders)
Regional Bed Count	• Approximately 600 additional shelter spaces • 8 Extreme Weather Response plans are in place covering 13 municipalities

APPENDICES

Appendix A: Data Tables, 1970-2010

TABLE A1 DOWNTOWN CORE SROS, JANUARY 1970 – JANUARY 2010								
STOCK FIGURES ARE FOR JAN 1 EACH YEAR								
YEAR	**DOWNTOWN CORE TOTAL**		**DOWNTOWN EASTSIDE**		**DOWNTOWN SOUTH**		**REST OF DOWNTOWN CORE**	
	STOCK	**NET CHANGE**	**STOCK**	**NET CHANGE**	**STOCK**	**NET CHANGE**	**STOCK**	**NET CHANGE**
1970	13,462	-322	9,603	-210	2,234	-112	1,625	0
1971	13,140	-327	9,393	-327	2,122	0	1,625	0
1972	12,813	-242	9,066	-7	2,122	-75	1,625	-160
1973	12,571	-592	9,059	-539	2,047	-27	1,465	-26
1974	11,979	-820	8,520	-628	2,020	-130	1,439	-62
1975	11,159	-518	7,892	-332	1,890	-159	1,377	-27
1976	10,641	-82	7,560	-28	1,731	-46	1,350	-8
1977	10,559	-46	7,532	-25	1,685	-21	1,342	0
1978	10,513	-357	7,507	-184	1,664	-84	1,342	-89
1979	10,156	-353	7,323	-315	1,580	-38	1,253	0
1980	9,803	-207	7,008	-198	1,542	-9	1,253	0
1981	9,596	-587	6,810	-328	1,533	-4	1,253	-255
1982	9,009	-202	6,482	-161	1,529	-14	998	-27
1983	8,807	-13	6,321	37	1,515	-50	971	0
1984	8,794	-209	6,358	-145	1,465	29	971	-93
1985	8,585	-326	6,213	-75	1,494	-40	878	-211
1986	8,259	36	6,138	174	1,454	-132	667	-6
1987	8,295	12	6,312	-105	1,322	120	661	-3
1988	8,307	-24	6,207	33	1,442	-57	658	0
1989	8,283	-175	6,240	-163	1,385	-12	658	0
1990	8,108	-186	6,077	-87	1,373	-23	658	-76
1991	7,922	-62	5,990	-38	1,350	-24	582	0
1992	7,860	-93	5,952	12	1,326	-70	582	-35
1993	7,767	-37	5,964	-39	1,256	2	547	0
1994	7,730	-171	5,925	-143	1,258	-8	547	-20
1995	7,559	-20	5,782	-21	1,250	1	527	0
1996	7,539	-16	5,761	-31	1,251	15	527	0
1997	7,523	-429	5,730	-180	1,266	-249	527	0
1998	7,094	-343	5,550	-202	1,017	-123	527	-18

TABLE A1 DOWNTOWN CORE SROS, JAN 1970 – JAN 2010 (CONTINUED)								
STOCK FIGURES ARE FOR JAN 1 EACH YEAR								
YEAR	**DOWNTOWN CORE TOTAL**		**DOWNTOWN EASTSIDE**		**DOWNTOWN SOUTH**		**REST OF DOWNTOWN CORE**	
	STOCK	**NET CHANGE**	**STOCK**	**NET CHANGE**	**STOCK**	**NET CHANGE**	**STOCK**	**NET CHANGE**
1999	6,751	-141	5,348	-22	894	-52	509	-67
2000	6,610	-181	5,326	-178	842	0	442	-3
2001	6,429	122	5,148	122	842	0	439	0
2002	6,551	-61	5,270	3	842	-58	439	-6
2003	6,490	-255	5,273	-136	784	-119	433	0
2004	6,235	28	5,137	44	665	3	433	-19
2005	6,263	-53	5,181	-46	668	-7	414	0
2006	6,210	-142	5,135	-127	661	0	414	-15
2007	6,068	-628	5,008	-328	661	-101	399	-199
2008	5,440	-556	4,680	-500	560	-1	200	-55
2009	4,884	-483	4,180	-353	559	-15	145	-115
2010	4,401		3,827		544		30	

TABLE A2 TOTAL NON-MARKET, DOWNTOWN CORE, JAN 1970 – 2010

STOCK FIGURES ARE FOR JAN 1 EACH YEAR - CHANGE FIGURES ARE FOR THE CHANGE DURING THAT YEAR

YEAR	DOWNTOWN CORE TOTAL		DOWNTOWN EASTSIDE		DOWNTOWN SOUTH		REST OF DOWNTOWN CORE	
	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE
1970	534	440	534	300				140
1971	974	50	834	50			140	
1972	1,024	82	884	82			140	
1973	1,106		966				140	
1974	1,106	315	966	315			140	
1975	1,421	7	1,281	7			140	
1976	1,428	78	1,288	78			140	
1977	1,506	172	1,366	172			140	
1978	1,678	90	1,538	90			140	
1979	1,768	130	1,628	130			140	
1980	1,898		1,758				140	
1981	1,898	112	1,758	112			140	
1982	2,010	290	1,870	290			140	
1983	2,300	160	2,160	160			140	
1984	2,460	96	2,320	96			140	
1985	2,556	203	2,416	203			140	
1986	2,759	213	2,619	126		87	140	
1987	2,972	183	2,745	183	87		140	
1988	3,155	398	2,928	314	87		140	84
1989	3,553	278	3,242	135	87	143	224	
1990	3,831	219	3,377	219	230		224	
1991	4,050	137	3,596	105	230	32	224	
1992	4,187	184	3,701		262	110	224	74
1993	4,371	377	3,701	179	372	126	298	72
1994	4,748		3,880		498		370	
1995	4,748	(119)	3,880		498	21	370	(140)
1996	4,629	64	3,880	64	519		230	
1997	4,693	105	3,944	15	519	90	230	
1998	4,798	357	3,959	220	609		230	137
1999	5,155	261	4,179	168	609		367	93
2000	5,416	373	4,347	237	609	136	460	
2001	5,789	44	4,584	(16)	745		460	60

TABLE A2 TOTAL NON-MARKET, DOWNTOWN CORE, JAN 1970 – JAN 2010 (CONTINUED)

STOCK FIGURES ARE FOR JAN 1 EACH YEAR - CHANGE FIGURES ARE FOR THE CHANGE DURING THAT YEAR

YEAR	DOWNTOWN CORE TOTAL		DOWNTOWN EASTSIDE		DOWNTOWN SOUTH		REST OF DOWNTOWN CORE	
	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE	STOCK	NET CHANGE
2002	5,833	303	4,568	138	745	63	520	102
2003	6,136	324	4,706	324	808		622	
2004	6,460	21	5,030	21	808		622	
2005	6,481	135	5,051	52	808	83	622	
2006	6,616		5,103		891		622	
2007	6,616	411	5,103	249	891	75	622	87
2008	7,027	273	5,352	265	966	(37)	709	45
2009	7,300	881	5,617	657	929	134	754	90
2010	8,181		6,274		1,063		844	

TABLE A3 DOWNTOWN CORE NON-MARKET SINGLES JAN 1970 – JAN 2010								
STOCK FIGURES ARE FOR JAN 1 EACH YEAR - CHANGE FIGURES ARE FOR THE CHANGE DURING THAT YEAR								
YEAR	**DOWNTOWN CORE TOTAL**		**DOWNTOWN EASTSIDE**		**DOWNTOWN SOUTH**		**REST OF DOWNTOWN CORE**	
	STOCK	**NET CHANGE**	**STOCK**	**NET CHANGE**	**STOCK**	**NET CHANGE**	**STOCK**	**NET CHANGE**
1970	255	301	255	161			0	140
1971	556	50	416	50			140	
1972	606	82	466	82			140	
1973	688		548				140	
1974	688	315	548	315			140	
1975	1,003		863				140	
1976	1,003	78	863	78			140	
1977	1,081	172	941	172			140	
1978	1,253	90	1,113	90			140	
1979	1,343	130	1,203	130			140	
1980	1,473		1,333				140	
1981	1,473	112	1,333	112			140	
1982	1,585	187	1,445	187			140	
1983	1,772	160	1,632	160			140	
1984	1,932	79	1,792	79			140	
1985	2,011	198	1,871	198			140	
1986	2,209	199	2,069	112		87	140	
1987	2,408	150	2,181	150	87		140	
1988	2,558	345	2,331	261	87		140	84
1989	2,903	278	2,592	135	87	143	224	
1990	3,181	219	2,727	219	230		224	
1991	3,400	76	2,946	44	230	32	224	
1992	3,476	128	2,990		262	110	224	18
1993	3,604	338	2,990	152	372	126	242	60
1994	3,942		3,142		498		302	
1995	3,942	(119)	3,142		498	21	302	(140)
1996	3,823	64	3,142	64	519		162	
1997	3,887	105	3,206	15	519	90	162	
1998	3,992	217	3,221	203	609		162	14
1999	4,209	168	3,424	168	609		176	
2000	4,377	373	3,592	237	609	136	176	
2001	4,750	(15)	3,829	(16)	745		176	1

TABLE A3: DOWNTOWN CORE NON-MARKET SINGLES JAN 1970 – JAN 2010 (CONTINUED)								
STOCK FIGURES ARE FOR JAN 1 EACH YEAR - CHANGE FIGURES ARE FOR THE CHANGE DURING THAT YEAR								
YEAR	**DOWNTOWN CORE TOTAL**		**DOWNTOWN EASTSIDE**		**DOWNTOWN SOUTH**		**REST OF DOWNTOWN CORE**	
	STOCK	**NET CHANGE**	**STOCK**	**NET CHANGE**	**STOCK**	**NET CHANGE**	**STOCK**	**NET CHANGE**
2002	4,735	159	3,813	86	745	63	177	10
2003	4,894	324	3,899	324	808		187	
2004	5,218	21	4,223	21	808		187	
2005	5,239	135	4,244	52	808	83	187	
2006	5,374		4,296		891		187	
2007	5,374	407	4,296	245	891	75	187	87
2008	5,781	273	4,541	265	966	(37)	274	45
2009	6,054	881	4,806	657	929	134	319	90
2010	6,935		5,463		1,063		409	

Appendix B: Alphabetical Listing of Rooming Houses & Residential Hotels

This appendix is a cross-reference list of "named" SROs, sorted by name. Where a building has changed its name, the current or most recent name is indicated in the "COMMENTS" column. If the building has been demolished or converted, this is also noted in the comments.

While this listing includes all of the "named" buildings that have been residential hotels and rooming houses within the Downtown Core in the 1970-2001 period, it *also* includes some buildings that:

- were/are tourist hotels or all self-contained dwelling units, but appear on previous inventory lists;
- are outside the Downtown Core, but again sometimes appear on old inventories (these are indicated by an asterix after the name); or
- were demolished or converted prior to 1970.

NAME	COMMENT	ADDRESS		
ABBOTSFORD HOTEL	See DAYS INN	921	W	PENDER
ABBOTT HOUSE	See CENTRAL CITY MISSION	233		ABBOTT
ABBOTT MANSIONS		404		ABBOTT
ACME ROOMS	DEMOLISHED	753		POWELL
ADORA COURT	See LUCKY ROOMS	468		UNION
AFTON HOTEL / ROOMS		249	E	HASTINGS
AH CHEW HOTEL/ROOMS	See ASIA HOTEL	139	E	PENDER
ALBANY ROOMS	See REGAL HOTEL	1046		GRANVILLE
ALCAZAR HOTEL	TOURIST HOTEL- DEMOLISHED	337		DUNSMUIR
ALESIA HOTEL	See PHOENIX HOTEL	237	E	HASTINGS
ALEX ROOMS	CONVERTED TO DWELLING UNITS	662		ALEXANDER
ALEXANDER RESIDENCE		58		ALEXANDER
ALEXANDER Court of Revision		90		ALEXANDER
ALEXANDER ROOMS	See SEAVIEW APARTMENTS	362		ALEXANDER
ALHAMBRA HOTEL	CONVERTED TO COMMERCIAL USES	8		WATER
ALLEN ROOMS / HOTEL	CONVERTED TO RETAIL/OFFICES	810		GRANVILLE
ALMER HOTEL	DEMOLISHED	610	W	CORDOVA
ALTER ROOMS	DEMOLISHED	620		POWELL
ALVIN ROOMS	See CORDOVA'S RESIDENCE	56	E	CORDOVA
AMBASSADOR HOTEL (A)	See GRANVILLE GRAND HOTEL	1212		GRANVILLE
AMBASSADOR HOTEL (B)	DEMOLISHED	773		SEYMOUR
AMERICA ROOMS	DEMOLISHED	226		POWELL
AMERICAN HOTEL	See OLD AMERICAN HOTEL	928		MAIN
ANCHOR HOTEL	See WALTON ROOMS	90		ALEXANDER
ANDREW HOTEL/ROOMS	DEMOLISHED	952		HORNBY
ANGELES ROOMS	See DOWNTOWN BACKPACKERS HOSTEL	927		MAIN
ANGELUS HOTEL	DEMOLISHED	790		DUNSMUIR
ANYOX ROOMS	See WALMAR ROOMS	67	E	HASTINGS
ARCO HOTEL / ROOMS		83	W	PENDER
ARGYLE HOTEL/HOUSE		106	W	HASTINGS

NAME	COMMENT	ADDRESS		
ARLINGTON HOTEL / ROOMS (A)		575	E	PENDER
ARLINGTON ROOMS (B)	CONVERTED TO RETAIL/OFFICES	304	W	CORDOVA
ARNOLD APARTMENTS	DWELLING UNITS	1130		GRANVILLE
ARISTOCRAT	See ARISTOCRATIC ROOMS	634		MAIN
ARISTOCRATIC HOTEL / ROOMS	DEMOLISHED	634		MAIN
ARNO HOTEL / ROOMS		291	E	GEORGIA
ASIA HOTEL		139	E	PENDER
ASTOR HOTEL	See ASTORIA HOTEL (B)	151	W	HASTINGS
ASTORIA HOTEL (A)		769	E	HASTINGS
ASTORIA HOTEL (B)	DEMOLISHED	151	W	HASTINGS
ATLANTIC HOTEL	DEMOLISHED	77	W	CORDOVA
AUSTIN HOTEL	CONVERTED TO TOURIST – See RAMADA INN	1221		GRANVILLE
AVALON HOTEL / ROOMS	See SILVER/AVALON HOTEL	165	W	PENDER
BACKPACKERS INN	CONVERTED TO NON-MARKET – See The Beacon	7	W	HASTINGS
B.C. ROOMS		306		JACKSON
BALMORAL HOTEL		159	E	HASTINGS
BARRON HOTEL	CONVERTED TO TOURIST – See NELSON PLACE HOTEL	1006		GRANVILLE
BAY HOTEL	DEMOLISHED	621		SEYMOUR
BEACON HOTEL / ROOMS	CONVERTED TO NON-MARKET – See The Beacon	7	W	HASTINGS
BEECHMONT ROOMS	See HAMILTON HOTEL	519		HAMILTON
BELLEVILLE ROOMS	See WALTON HOTEL	261	E	HASTINGS
BELMONT HOTEL (A)	CONVERTED TO TOURIST – See NELSON PLACE HOTEL	1006		GRANVILLE
BELMONT HOTEL / ROOMS (B)	See BELMONT STUDENT RESIDENCE	241	E	HASTINGS
BELMONT STUDENT RESIDENCE		241	E	HASTINGS
BENGE ROOMS	See MIDTOWN HOTEL	914	W	PENDER
BLACKFRIAR ROOMS	DEMOLISHED	1004		MAIN
BLACKSTONE HOTEL	See HOTEL CALIFORNIA	1176		GRANVILLE
BODEGA HOTEL	See FRASER HOTEL	227		CARRALL
BON ACCORD	DEMOLISHED	1235		HORNBY
BONANZA ROOMS	DEMOLISHED	980		MAIN
BOULDER ROOMS	CONVERTED TO CONDOS	1	W	CORDOVA
BRANDIZ HOTEL		122	E	HASTINGS
BRAZIL HOTEL	See WALTON HOTEL	261	E	HASTINGS
BROADWAY HOTEL / ROOMS	See HASTINGS ROOMS	103	E	HASTINGS
BROOKLAND COURT	DWELLING UNITS – CONVERTED TO NON-MARKET	540		HELMCKEN
BUDGET INN PATRICIA HOTEL		403	E	HASTINGS
BURLEITH ROOMS	DEMOLISHED	431	E	GEORGIA
BURNS BLOCK		18	W	HASTINGS
BURRARD HOTEL (A)	DEMOLISHED	712		RICHARDS
BURRARD HOTEL (B)	See CHURCHILL HOTEL	311		HOMER
BURRARD ROOMS	See LIBRARY LODGE	804		BURRARD
BUTLER HOTEL / ROOMS	See GASTOWN HOTEL	110		WATER
BYRNE BLOCK	See ALHAMBRA HOTEL	8		WATER
C & N BACKPACKERS HOSTEL	CONVERTED TO HOSTEL	927		MAIN
CADILLAC ROOMS	See WONDER ROOMS	50	E	CORDOVA

NAME	COMMENT	ADDRESS		
CAMBIE HOTEL/ ROOMS (A)	CONVERTED TO OFFICE & RETAIL	160		CAMBIE
CAMBIE HOTEL (B)	See THE CAMBIE INTERNATIONAL HOSTEL	314		CAMBIE
CAMBIE HOUSE		340		CAMBIE
CAMP LODGE HOTEL	DEMOLISHED	578		ALEXANDER
CANADA HOTEL / ROOMS	CONVERTED TO OFFICES	331		MAIN
CANADIAN HOTEL		1203		SEYMOUR
CANADIAN NORTH STAR		5	W	HASTINGS
CANSINO HOTEL/ROOMS	CONVERTED TO RETAIL	24	W	CORDOVA
CAPITOL ROOMS	DEMOLISHED	619		ROBSON
CARL ROOMS	CONVERTED TO NON-MARKET- See TheCornerstone	575	E	HASTINGS
CARLTON HOTEL	See CAMBIE HOTEL (B)	314		CAMBIE
CASCADE ROOMS	See LUCKY LODGE	134		POWELL
CASTLE HOTEL	DEMOLISHED	750		GRANVILLE
CATHAY LODGE		533	E	GEORGIA
CECIL HOTEL		1336		GRANVILLE
CENTENNIAL HOTEL/HOUSE	See CENTENNIAL ROOMS	346		POWELL
CENTENNIAL ROOMS		346		POWELL
CENTRAL CITY MISSION	SNRF – CONVERTED TO CONDOS	233		ABBOTT
CENTRAL HOTEL	CONVERTED TO NON-MARKET – See CENTRAL RESIDENCE	44	E	CORDOVA
CENTRAL ROOMS	See MODERN HOTEL	249	E	GEORGIA
CHEE JONG BUI SUI ROOMS	DEMOLISHED	609		MAIN
CHELSEA INN		33	W	HASTINGS
CHINA VILLA APTS	CONVERTED TO NON-RESIDENTIAL	313	E	PENDER
CHINESE BENEVOLENT ASSOC BLDG	CONVERTED TO NON-RESIDENTIAL	104	E	PENDER
CHINESE NATIONALIST LEAGUE	CONVERTED TO NON-RESIDENTIAL	529		GORE
CHINESE THEATRE ROOMS	DEMOLISHED	545		COLUMBIA
CHINESE UNITED CHURCH	DEMOLISHED	430		DUNLEVY
CHOCK ON ROOMS	DEMOLISHED	359	E	PENDER
CHURCHILL HOTEL	DEMOLISHED	311		HOMER
CLARENCE HOTEL	CONVERTED TO HOSTEL – See SEYMOUR/CAMBIE HOSTEL	515		SEYMOUR
CLARENDON HOTEL	See OLD AMERICAN HOTEL	928		MAIN
CLARKE HOTEL / ROOMS	CONVERTED TO DWELLING UNITS	1155		GRANVILLE
CLIFTON HOTEL / ROOMS	See HOTEL CLIFTON	1125		GRANVILLE
CLINTON APARTMENTS	DEMOLISHED	1287		RICHARDS
COBALT HOTEL		917		MAIN
COLONIAL HOTEL / ROOMS	See COLONIAL RESIDENCE	122		WATER
COLONIAL RESIDENCE		122		WATER
COLUMBIA BLOCK	See TUNG AH ROOMS	101	E	PENDER
COLUMBIA HOTEL	See NEW COLUMBIA HOTEL	303		COLUMBIA
COLUMBIA ROOMS	CONVERTED TO OFFICES & DWELLING UNIT	223		MAIN
COMFORT INN DOWNTOWN	TOURIST HOTEL	1006		GRANVILLE
COMMERCIAL HOTEL	See STADIUM HOTEL	340		CAMBIE
COMMODORE HOTEL	DEMOLISHED	889		SEYMOUR
CONTINENTAL HOTEL	CONVERTED TO NON-MARKET – See OLD CONTINENTAL	1390		GRANVILLE
CORONA HOTEL	See AMBASSADOR HOTEL (A)	1212		GRANVILLE

NAME	COMMENT	ADDRESS		
CORDOVA LODGE	DEMOLISHED	146	E	CORDOVA
CORDOVA'S RESIDENCE	CONVERTED TO NON-MARKET	56	E	CORDOVA
CORDOVA ROOMS	See CORDOVA'S RESIDENCE	56	E	CORDOVA
COSMOPOLITAN HOTEL		31	W	HASTINGS
COSY CORNER INN		412		COLUMBIA
CREEKSIDE RESIDENCES		796		MAIN
CROWN HOTEL (A)	DEMOLISHED	1036		GRANVILLE
CROWN HOTEL (B)	See CANSINO HOTEL	24	W	CORDOVA
CUOMO / CUOMO'S ROOMS	See THE VIVIAN	512	E	CORDOVA
DANNY'S INN		317		CAMBIE
DANNY'S ROOMS	See DANNY'S INN	317		CAMBIE
DAYS INN DOWNTOWN VANCOUVER	TOURIST HOTEL	921	W	PENDER
DECKER RESIDENCE		504		ALEXANDER
DEL MAR HOTEL		553		HAMILTON
DEL MAR ROOMS	See ROSE GARDEN APTS	853	E	PENDER
DE LUXE APTS	DEMOLISHED	426	E	HASTINGS
DEVON ROOMS	CONVERTED	306		ABBOTT
DICK ROOMS	See WING LOCK HOTEL	431	E	PENDER
DICKINSON APTS		630	E	GEORGIA
DODSON ROOMS		25	E	HASTINGS
DOMINO HOTEL	See CROWN HOTEL	1036		GRANVILLE
DOMINION HOTEL	CONVERTED TO NON-MARKET	210		ABBOTT
DOWNTOWN BACKPACKERS HOSTEL	See C & N BACKPACKERS HOSTEL	927		MAIN
DRAKE HOTEL (A)		606		POWELL
DRAKE HOTEL (B)	See JOHNSON BLOCK	536		DRAKE
DREXEL HOTEL/ROOMS	See CANADIAN NORTH STAR	5	W	HASTINGS
DRIARD HOTEL *	DEMOLISHED	1027	W	PENDER
DUFFERIN ROOMS *	DEMOLISHED	121	E	2^{ND}
DUNLEVY HOTEL / ROOMS	See NEW WINGS HOTEL	143		DUNLEVY
DUNSMUIR HOTEL	See DUNSMUIR INTERNATIONAL VILLAGE	500		DUNSMUIR
DUNSMUIR HOUSE	See DUNSMUIR INTERNATIONAL VILLAGE	500		DUNSMUIR
DUNSMUIR INTERNATIONAL VILLAGE		500		DUNSMUIR
EAGLE APTS	DEMOLISHED	734		KEEFER
EAST HOTEL	CONVERTED TO DWELLING UNITS	445		GORE
EDELWEISS HOTEL	See GLORY ROOMS	204		CARRALL
EDINBURGH ROOMS	DEMOLISHED	327	E	GEORGIA
EDMONTON ROOMS	See UNIVERSAL ROOMS (B)	41	E	HASTINGS
EDWARDS APTS	DWELLING UNITS	1245	E	PENDER
EGREMONT ROOMS	DEMOLISHED	500		BURRARD
ELCHO / ELSHO APTS	DWELLING UNITS – DEMOLISHED	845		DAVIE
EL CID HOTEL	See STADIUM HOTEL	340		CAMBIE
ELMORE HOTEL	DEMOLISHED	349	E	GEORGIA
EMPRESS HOTEL		235	E	HASTINGS
EMPRESS ROOMS	CONVERTED TO DWELLING UNITS	440		RICHARDS
EMPIRE HOTEL	See BRANDIZ HOTEL	122	E	HASTINGS

NAME	COMMENT	ADDRESS		
EUROPE HOTEL	CONVERTED TO NON-MARKET	43		POWELL
EUROPE HOTEL ANNEX	CONVERTED TO NON-MARKET – See EUROPE HOTEL	47		POWELL
EUREKA APARTMENTS	See PRINCESS ROOMS	215		PRINCESS
EVERGREEN ROOMS	See PERSOPOLISE	333		COLUMBIA
FAN TOWER APTS	CONVERTED TO DWELLING UNITS	296		KEEFER
FERRARA COURT	DWELLING UNITS – CONVERTED TO NON-MARKET	504	E	HASTINGS
FERRY HOTEL / ROOMS	CONVERTED TO NON-MARKET – See ALEXANDER RESIDENCE	58		ALEXANDER
FEY TOY ROOMS	See SHAKESPEARE ROOMS	224	E	GEORGIA
FLINT APTS / RESIDENCE *		1516		POWELL
FORD HOTEL	See SIESTA HOTEL	936		GRANVILLE
FOUR-STAR ROOMS	See CREEKSIDE RESIDENCE	207		UNION
FOX'S APTS	DEMOLISHED	873	E	HASTINGS
FRANCIS FAYE HOTEL	See PATRICK ANTHONY RESIDENCE	561	E	HASTINGS
FRASER HOTEL	CONVERTED TO CONDOS	227		CARRALL
FRISCO HOTEL	See ALHAMBRA HOTEL	8		WATER
GARDEN HOTEL / ROOMS	See MAY WAH HOTEL	258	E	PENDER
GASTOWN HOSTEL	See CAMBIE HOUSE	340		CAMBIE
GASTOWN HOTEL	CONVERTED TO NON-MARKET	110		WATER
GASTOWN INN	See CAMBIE HOTEL	314		CAMBIE
GASTOWN LODGE	See SILVER LODGE	176		POWELL
GEE'S ROYAL ROOMS	CONSOLIDATED WITH NZ ROOMS – See JUBILEE ROOMS	237		MAIN
GEORGE ROOMS	DEMOLISHED	207	E	GEORGIA
GEORGIA ROOMS		634	E	GEORGIA
GLEN APTS	DEMOLISHED	1036	E	HASTINGS
GLENAIRD HOTEL	CONVERTED TO HOSTEL – See SAMESUN BACKPACKERS	1018		GRANVILLE
GLENHOLME APARTMENTS	DWELLING UNITS – CONVERTED TO OFFICES	1241		HOMER
GLOBAL VILLAGE BACKPACKERS	See SAMESUN BACKPACKERS	1018		GRANVILLE
GLORY HOTEL		204		CARRALL
GOLDEN CROWN HOTEL		116	W	HASTINGS
GOLDEN STAR ROOMS		234		POWELL
GRAND HOTEL	DEMOLISHED	24		WATER
GRAND ROOMS	See AMERICA ROOMS	226		POWELL
GRAND TRUNK HOSTEL		55		POWELL
GRAND TRUNK ROOMS	See GRAND TRUNK HOSTEL	55		POWELL
GRAND UNION HOTEL		74	W	HASTINGS
GRANDVIEW HOTEL	DEMOLISHED	618	W	CORDOVA
GRANVILLE GRAND HOTEL	CONVERTED TO TOURIST HOTEL	1212		GRANVILLE
GRANVILLE HOTEL		1261		GRANVILLE
GRANVILLE ROOMS	CONVERTED TO DWELLING UNITS	1129		GRANVILLE
GRAYCOURT HOTEL	See ROOSEVELT HOTEL	166	E	HASTINGS
GRESHAM HOTEL	CONVERTED TO NON-MARKET	716		SMITHE
GUS ROOMS	See WALMAR ROOMS	67	E	HASTINGS
HADDON HOTEL	See DRAKE HOTEL (A)	606		POWELL
HAM APARTMENTS	See PENDER RESIDENCE	832	E	PENDER
HAMILTON HOTEL	DEMOLISHED	519		HAMILTON

NAME	COMMENT	ADDRESS		
HAMPTON HOTEL		124		POWELL
HAMPTON ROOMS		568		POWELL
HARBOUR ROOMS		230		PRINCESS
HARBOURFRONT HOSTEL	CLOSED	209		HEATLEY
HARRISON BLOCK	See REX ROOMS	1190	E	HASTINGS
HARTNEY APARTMENTS	See NEW BACKPACKERS HOTEL	347	W	PENDER
HASTINGS ROOMS		103	E	HASTINGS
HAZELWOOD HOTEL	CONVERTED TO NON-MARKET	344	E	HASTINGS
HEATLEY APARTMENTS / BLOCK		405		HEATLEY
HEATLEY ROOMS	See HARBOURFRONT HOSTEL	209		HEATLEY
HENLEY HOTEL/ROOMS	DEMOLISHED	915		GRANVILLE
HERITAGE HOUSE HOTEL	See LOTUS HOTEL	455		ABBOTT
HI-VANCOUVER CENTRAL	TOURIST (HOSTEL)	1025		GRANVILLE
HILDON HOTEL		50	W	CORDOVA
HIP LUN ROOMS	DEMOLISHED	257		KEEFER
HOLBORN HOTEL / ROOMS		367	E	HASTINGS
HOLLYWOOD APTS	DWELLING UNITS – CONVERTED TO TOURIST HOTEL	1111		SEYMOUR
HOMER APARTMENTS	CLOSED	337		SMITHE
HOMER HOUSE	DEMOLISHED	862		HOMER
HOMER ROOMS	See THE VICTORIAN HOTEL)	514		HOMER
HORNBY HOTEL / ROOMS	DEMOLISHED	536		HORNBY
HORNBY MANSIONS	See HORNBY HOTEL	536		HORNBY
HOTEL CANADA	See MARBLE ARCH HOTEL	518		RICHARDS
HOTEL CALIFORNIA	CONVERTED TO TOURIST –See HOWARD JOHNSON HOTEL	1176		GRANVILLE
HOTEL CLIFTON		1125		GRANVILLE
HOTEL DAKOTA	See COMFORT INN DOWNTOWN	1006		GRANVILLE
HOTEL FORTUNA	See CROWN HOTEL (A)	1036		GRANVILLE
HOTEL LINDEN	TOURIST HOTEL	1176		GRANVILLE
HOTE MAPLEL	See HOTEL WASHINGTON	177	E	HASTINGS
HOTEL MARTINIQUE	See HOTEL CALIFORNIA	1176		GRANVILLE
HOTEL PACIFIC	See GEORGIA ROOMS	634	E	GEORGIA
HOTEL ROBERTSON	See PLAZA HOTEL	806		RICHARDS
HOTEL ST CLAIR	CONVERTED TO HOSTEL	577		RICHARDS
HOTEL SIDNEY	See MAY WAH HOTEL	258	E	PENDER
HOTEL WASHINGTON	CONVERTED TO NON-MARKET	177	E	HASTINGS
HOTEL WINTERS	See WINTER'S RESIDENCE	203		ABBOTT
HOWARD JOHNSON HOTEL	TOURIST HOTEL	1176		GRANVILLE
HO YUEN ROOMS	See COSY CORNER INN	412		COLUMBIA
HUDSON HOTEL	See AMBASSADOR HOTEL (B)	1212		GRANVILLE
HUET APARTMENTS	See SMILEY'S ROOMS	512	E	CORDOVA
IMPERIAL HOTEL	See MARR HOTEL	403		POWELL
INVERMAY LODGE/ROOMS	See JOLLY TAXPAYER	828	W	HASTINGS
INTERNATIONAL INN / ROOMS		120		JACKSON
IRIS APTS	See SHAMROCK ROOMS (B)	813		HORNBY
IVANHOE HOTEL		1038		MAIN

NAME	COMMENT	ADDRESS		
JACKSON ROOMS		322		JACKSON
JADE APARTMENTS	See KEEFER LODGE	558		KEEFER
JAY ROOMS	See KYE7E	172	E	CORDOVA
JOHNSON BLOCK	DEMOLISHED	536		DRAKE
JOHNSTON & HOWE BLOCK	DEMOLISHED	723	W	GEORGIA
JOLLY TAXPAYER HOTEL	CONVERTED TO TOURIST HOTEL	828	W	HASTINGS
JUBILEE ROOMS		235		MAIN
JUNG HAM ROOMS	See HAM APARTMENTS	832	E	PENDER
KEEFER CABINS		727		KEEFER
KEEFER LODGE		558		KEEFER
KEEFER ROOMS		222		KEEFER
KENT HOTEL / ROOMS	DEMOLSHED	782		GRANVILLE
KENWORTH ROOMS	See ROSS HOUSE	313		ALEXANDER
KING ED / EDWARD APARTMENTS	DEMOLISHED	420	E	HASTINGS
KING ROOMS		326		POWELL
KINGS CASTLE HOTEL	See CASTLE HOTEL	750		GRANVILLE
KINGS HOTEL/ROOMS	See SPINNING WHEEL INN	210		CARRALL
KINGSLEY HOTEL	DEMOLISHED	522		RICHARDS
KINGSTON HOTEL	CONVERTED TO TOURIST HOTEL	757		RICHARDS
KYE7E		172	E	CORDOVA
LAMONA ROOMS	DEMOLISHED	504	W	PENDER
LANDON HOTEL	See SIESTA HOTEL	936		GRANVILLE
LANNING APTS	DEMOLISHED	318		MAIN
LAUREL APARTMENTS		610		ALEXANDER
LEAF ROOMS	See WING LOCK HOTEL	431	E	PENDER
LEE APARTMENTS	DEMOLISHED	430	E	CORDOVA
LEE'S CABINS	DEMOLISHED	265		UNION
LE KIU HOTEL	See MAY WAH HOTEL	258	E	PENDER
LELAND HOTEL / ROOMS	See STUART HOTEL	925		GRANVILLE
LE SANDS HOTEL	See ST. HELEN'S HOTEL	1161		GRANVILLE
LIBRARY LODGE / ROOMS	DEMOLISHED	804		BURRARD
LITTLE HAVEN	DEMOLISHED	204		GLEN
LION HOTEL / ROOMS		316		POWELL
LONDON HOTEL	CONVERTED TO NON-MARKET	208	E	GEORGIA
LONE STAR HOTEL	See PORTLAND HOTEL	412		CARRALL
LOTUS HOTEL		455		ABBOTT
LOYAL HOTEL	See SAVOY HOTEL	258	E	PENDER
LOW YOUNG COURT		404		UNION
LUCKY LODGE		134		POWELL
LUCKY ROOMS		468		UNION
LUKAS HOTEL	See FLINT RESIDENCE	1516		POWELL
LUNG JEN BENEVOLENT (A)		240		KEEFER
LUNG JEN BENEVOLENT (B)	DEMOLISHED	232		MAIN
MAC'S ROOMS/MACK'S ROOMS	ROOMS ON 2ND FLOOR DEMOLISHED	30	E	HASTINGS
MAIN HOTEL / ROOMS (A)		117		MAIN

NAME	COMMENT	ADDRESS		
MAIN HOTEL (B)	See VANPORT HOTEL	645		MAIN
MALL HAVEN HOTEL	See SIESTA HOTEL	936		GRANVILLE
MANITOBA HOTEL	See HILDON HOTEL	50	W	CORDOVA
MANOR ROOMS	DEMOLISHED	609	W	PENDER
MAPLE HOTEL	See HOTEL WASHINGTON	177	E	HASTINGS
MAPONAKI ROOMS	DEMOLISHED	231		UNION
MARBLE ARCH HOTEL	CONVERTED TO NON-MARKET	518		RICHARDS
MARBLE ROOMS	CONVERTED TO COMMERCIAL	107	W	CORDOVA
MARINE ROOMS	CONVERTED TO DWELLING UNIT	356		POWELL
MARLBORO HOTEL	DEMOLISHED	635		GRANVILLE
MARR HOTEL	CONVERTED TO NON-MARKET	403		POWELL
MARSHALL HOTEL	DEMOLISHED	569		HAMILTON
MARTIN HOTEL	See HOTEL CALIFORNIA	1176		GRANVILLE
MAYFAIR HOTEL (A)	TOURIST HOTEL	835		HORNBY
MAYFAIR HOTEL (B)	DEMOLISHED	215	E	CORDOVA
MAYO HOTEL / ROOMS	CONVERTED TO RETAIL & OFFICES	545		MAIN
MAY WAH HOTEL		258	E	PENDER
MELBOURNE HOTEL	See NO. 5 ORANGE	205		MAIN
MELVILLE LODGE / ROOMS		322		CAMBIE
METROPOLE HOTEL		320		ABBOTT
MIDTOWN HOTEL	DEMOLISHED	914	W	PENDER
MIMI HOTEL / ROOMS	See LUCKY LODGE	134		POWELL
MING SUNG READING ROOMS (A)	DEMOLISHED	268		POWELL
MING SUNG READING ROOMS (B)		439		POWELL
MODERN HOTEL/ROOMS	CONVERTED TO DWELLING UNITS	249	E	GEORGIA
MONTGOMERY APT. HOTEL	See PARK HOTEL APARTMENTS	429	W	PENDER
MORGAN ROOMS	See MT EVEREST ROOMS	244	E	HASTINGS
MORRIS HOTEL	DEMOLISHED	658	W	CORDOVA
MOUNT EVEREST ROOMS		244	E	HASTINGS
MURRAY HOTEL		1119		HORNBY
MUTUAL BLOCK	See DANNY'S INN	317		CAMBIE
NELSON PLACE HOTEL	See COMFORT INN DOWNTOWN	1006		GRANVILLE
NEW BACKPACKERS HOSTEL	HOSTEL	347	W	PENDER
NEW BRAZIL HOTEL	See WALTON HOTEL	261	E	HASTINGS
NEW CENTRAL HOTEL	CONVERTED TO NON-MARKET – See CENTRAL RESIDENCE	44	E	CORDOVA
NEW COLUMBIA HOTEL		303		COLUMBIA
NEW DODSON HOTEL	See DODSON ROOMS	25	E	HASTINGS
NEW EMPIRE HOTEL	See BRANDIZ HOTEL	122	E	HASTINGS
NEW FOUNTAIN HOTEL	CONVERTED TO NON-MARKET – See STANLEY/NEW FOUNTAIN	45	W	CORDOVA
NEW MODERN HOTEL	See MODERN HOTEL	249	E	GEORGIA
NEW MORGAN ROOMS	See MOUNT EVEREST ROOMS	244	E	HASTINGS
NEW STAR ROOMS	See THORNTON PARK HOTEL	956		MAIN
NEW SUN AH ROOMS		100	E	PENDER
NEW SUNRISE HOTEL / ROOMS	CONVERTED TO DWELLING UNITS	255	E	GEORGIA
NEW WINGS HOTEL	See SEREENA'S PLACE	143		DUNLEVY

NAME	COMMENT	ADDRESS		
NEW WORLD HOTEL	See TAMURA HOUSE	390		POWELL
NEW ZEALAND ROOMS	CONSOLIDATED WITH ROYAL ROOMS – See JUBILEE ROOMS	235		MAIN
NEWPORT HOTEL	See GRANVILLE HOTEL	1261		GRANVILLE
NEWTON LODGE/ROOMS	See SILVER LODGE	176		POWELL
NIAGARA HOTEL	CONVERTED TO TOURIST –See RAMADA DOWNTOWN	435	W	PENDER
NO. 5 ORANGE		205		MAIN
NORFOLK HOTEL / ROOMS	See STATE HOTEL	876		GRANVILLE
NORLAND ROOMS	See TOON WO FUNG ROOMS	73	E	HASTINGS
OAKLAND ROOMS	See BLACKFRIAR ROOMS	1002		MAIN
OCEAN ROOMS	See TRIPLE SIX	666		ALEXANDER
OCEAN VIEW ROOMS	DEMOLISHED	760		POWELL
OHIO ROOMS	DEMOLISHED	245		POWELL
OHORI GENICHI ROOMS	See CARL ROOMS	575	E	HASTINGS
OLAND ROOMS	CONVERTED TO RETAIL/FASHION SCHOOL	247		ABBOTT
OLD AMERICAN HOTEL		928		MAIN
OLIVER ROOMS / HOTEL	CONVERTED TO NON-MARKET –See CENTRAL RESIDENCE	48	E	CORDOVA
OLYMPIA APTS/HOTEL/ROOMS	See SUNWEST HOTEL	341	E	HASTINGS
OLYMPIC APARTMENTS	DWELLING UNITS – DEMOLISHED	406	E	HASTINGS
OLYMPIC HOTEL	See SUNWEST HOTEL	341	E	HASTINGS
ONSITE		137	E	HASTINGS
ONTARIO ROOMS *		1610		FRANKLIN
ORANGE HALL APTS	DWELLING UNITS – CONVERTED TO NON-MARKET	341		GORE
ORANGE ROOMS	DEMOLISHED	252		POWELL
ORIENT THEATRE	See CHINESE THEATRE ROOMS	545		COLUMBIA
ORILLIA APARTMENTS	See CAPITOL ROOMS	619		ROBSON
ORR ROOMS	DEMOLISHED	788		POWELL
ORWELL HOTEL / ROOMS	CONVERTED TO NON-MARKET	456	E	HASTINGS
PACIFIC HOTEL	See LONDON HOTEL	208	E	GEORGIA
PAC ROOMS	See PACIFIC ROOMS (B)	66	W	CORDOVA
PACIFIC HOSTEL	SNRF – DEMOLISHED	535		HOMER
PACIFIC ROOMS (A)		507		MAIN
PACIFIC ROOMS (B)	DEMOLISHED	66	W	CORDOVA
PADDY'S ROOMS	See RAINIER HOTEL	309		CARRALL
PALACE HOTEL		35	W	HASTINGS
PALMS HOTEL	DEMOLISHED	873		GRANVILLE
PARKDALE APARTMENTS	CONVERTED TO DWELLING UNITS	824		JACKSON
PARK HOTEL	See STATION HOTEL	1012		MAIN
PARK HOTEL APARTMENTS		429	W	PENDER
PARKWAY HOTEL *	DEMOLISHED	1119	W	PENDER
PARK ROOMS	See MING SUNG READING ROOMS	439		POWELL
PASSLIN HOTEL / ROOMS	DEMOLISHED	746		RICHARDS
PATRICIA HOTEL	See BUDGET INN PATRICA HOTEL	403	E	HASTINGS
PATRICK ANTHONY RESIDENCE		561	E	HASTINGS
PENDER HOTEL		31	W	PENDER
PENDER LODGE		431	E	PENDER

NAME	COMMENT	ADDRESS		
PENDER PLACE HOTEL		620	W	PENDER
PENDER PLACE		228	E	PENDER
PENDER RESIDENCE		832	E	PENDER
PENDER ROOMS	DEMOLISHED	820	W	PENDER
PENNSYLVANIA HOTEL	CONVERTED TO NON-MARKET	412		CARRALL
PERSOPOLISE		333		COLUMBIA
PHOENIX APTS	CONVERTED TO NON-MARKET	566		POWELL
PHOENIX HOTEL	See TOI SHAN BENEVOLENT ASSOCIATION	237	E	HASTINGS
PHOENIX ROOMS	CONVERTED TO NON-MARKET	514		ALEXANDER
PICADILLY HOTEL	See PENDER PLACE HOTEL	622	W	PENDER
PICADILLY ROOMS	See PICADLLY HOTEL	622	W	PENDER
PINE CRANE VILLA	See PENDER LODGE	431	E	PENDER
PINE ROOMS	DEMOLISHED	207		GORE
PLAZA HOTEL	DEMOLISHED	806		RICHARDS
PORTLAND HOTEL	See PENNSYLVANIA HOTEL	412		CARRALL
POWELL HOTEL/LODGE/ROOMS	See LUCKY LODGE	134		POWELL
POWELL ROOMS		556		POWELL
POWELL STREET LODGE	See LUCKY LODGE	134		POWELL
PRINCE HENRY HOTEL/ROOMS	See HENLEY ROOMS	915		GRANVILLE
PRINCESS LODGE	See PRINCESS ROOMS (A)	215		PRINCESS
PRINCESS ROOMS (A)		215		PRINCESS
PRINCESS ROOMS (B)	See EVERGREEN ROOMS	333		COLUMBIA
PRIOR APTS / ROOMS	DEMOLISHED	638		PRIOR
QUEENS HOTEL / ROOMS	DEMOLISHED	206		MAIN
RAMADA DOWNTOWN HOTEL	TOURIST HOTEL	435	W	PENDER
RAMADA INN & SUITES	TOURIST HOTEL	1221		GRANVILLE
RANCHO HOTEL	CONVERTED TO SNRF – NOW DEMOLISHED	119	E	CORDOVA
RAINBOW/LONE STAR HOTELS	See PORTLAND HOTEL	412		CARRALL
RAINIER HOTEL	CONVERTED TO NON-MARKET	309		CARRALL
REGAL APTS / ROOMS	See ARNOLD APARTMENTS	1130		GRANVILLE
REGAL HOTEL		1046		GRANVILLE
REGAL PLACE HOTEL	CONVERTED TO NON-MARKET	144	W	HASTINGS
REGENT HOTEL		160	E	HASTINGS
REX ROOMS	See ST CLAIR 2	1190	E	HASTINGS
RHODESIA APTS / ROOMS	DEMOLISHED	904		DAVIE
RIALTO HOTEL / ROOMS	DEMOLISHED	1140		GRANVILLE
RICE BLOCK	CONVERTED TO NON-MARKET	404		HAWKS
RICHARDS ROOMS	DEMOLISHED	520		RICHARDS
RICHMOND HOTEL / ROOMS	CONVERTED TO NON-MARKET – See SAKURA-SO HOTEL	374		POWELL
ROBSON HOTEL / LODGE *	CONVERTED TO DWELLING UNITS	1028		ROBSON
ROGER HOTEL	See PORTLAND HOTEL	412		CARRALL
ROOSEVELT HOTEL	CONVERTED TO NON-MARKET	166	E	HASTINGS
ROSE APARTMENTS	See STAR BEACH HAVEN	658		ALEXANDER
ROSEBERRY HOUSE		909		RICHARDS
ROSEBUD HOTEL	See RICE BLOCK	404		HAWKS

NAME	COMMENT	ADDRESS		
ROSE GARDEN APARTMENT	DEMOLISHED	853	E	PENDER
ROSS HOUSE		313		ALEXANDER
ROYAL HOTEL	CONVERTED TO HOSTEL –See HI-VANCOUVER CENTRAL	1025		GRANVILLE
ROYAL MANOR INN *	See ONTARIO ROOMS	1610		FRANKLIN
ROYAL ROOMS	See GEE'S ROYAL ROOMS	237		MAIN
SAKURA-SO HOTEL	NON-MARKET	374		POWELL
SAMESUN BACKPACKERS	TOURIST (HOSTEL)	1018		GRANVILLE
SAMMYS ROOMS	See PACIFIC ROOMS	507		MAIN
SAVOY HOTEL	CONVERTED TO NON-MARKET	258	E	HASTINGS
SEAVIEW APARTMENTS		362		ALEXANDER
SECORD HOTEL	See MARR HOTEL	403		POWELL
SEREENA'S PLACE		143		DUNLEVY
SENATOR HOTEL	See AMBASSADOR HOTEL (A)	1212		GRANVILLE
SEYMOUR/CAMBIE HOSTEL	TOURIST (HOSTEL)	515		SEYMOUR
SHAKESPEARE ROOMS	DWELLING UNITS	224	E	GEORGIA
SHALDON HOTEL	CONVERTED TO NON-MARKET	52	E	HASTINGS
SHAMROCK HOTEL / ROOMS (A)		635	E	HASTINGS
SHAMROCK ROOMS (B)	DEMOLISHED	813		HORNBY
SHASTA ROOMS	See HASTINGS ROOMS	103	E	HASTINGS
SIDNEY HOTEL	See MAY WAH HOTEL	258	E	PENDER
SIESTA HOTEL	See SIESTA ROOMS	936		GRANVILLE
SIESTA ROOMS		936		GRANVILLE
SILVER/AVALON HOTEL		165	W	PENDER
SILVER HOTEL / ROOMS	See SILVER/AVALON HOTEL	175	W	PENDER
SILVER LODGE	DEMOLISHED	176		POWELL
SKYLIGHT HOTEL	See PHOENIX HOTEL	237	E	HASTINGS
SMILEY'S ROOMS	See THE VIVIAN	512	E	CORDOVA
SONNY ROOMS / HOTEL	See DOWNTOWN BACKPACKERS HOSTEL	927		MAIN
SPINNING WHEEL INN	CONVERTED TO CONDOS	210		CARRALL
ST CLAIR NO. 2		1190	E	HASTINGS
ST. CLAIR HOTEL	See HOTEL ST. CLAIR	577		RICHARDS
ST. ELMO HOTEL / ROOMS		429		CAMPBELL
ST. FRANCIS HOTEL	DEMOLISHED	309		SEYMOUR
ST. HELEN'S HOTEL	CONVERTED TO NON-MARKET	1161		GRANVILLE
ST. JAMES HOTEL / ROOMS	See SHALDON HOTEL	52	E	HASTINGS
ST. KINGS ROOMS	See SUN AH ROOMS	242		POWELL
ST. LUKES HOME / ROOMS	CONVERTED TO DWELLING UNITS	309	E	CORDOVA
ST. VINCENTS HOME	See ROSE GARDEN APTS	853	E	PENDER
STADIUM HOTEL	See STADIUM INN	340		CAMBIE
STADIUM INN	See GASTOWN HOSTEL	340		CAMBIE
STANLEY HOTEL	CONVERTED TO NON-MARKET – See STANLEY/NEW FOUNTAIN	21	W	CORDOVA
STANLEY/NEW FOUNTAIN	NON-MARKET	21	W	CORDOVA
STAR BEACH HAVEN		658		ALEXANDER
STAR ROOMS (A)	See ARLINGTON ROOMS (B)	575	E	PENDER
STAR ROOMS (B)	See GOLDEN STAR ROOMS	234		POWELL

NAME	COMMENT	ADDRESS		
STAR ROOMS ©	See THORNTON PARK HOTEL	956		MAIN
STATE HOTEL		876		GRANVILLE
STATION HOTEL		1012		MAIN
STIRLING HOTEL	DEMOLISHED	175	W	CORDOVA
STRAND HOTEL / ROOMS (A)	See COSMOPOLITAN HOTEL	31	W	HASTINGS
STRAND HOTEL (B)	DEMOLISHED	624	W	HASTINGS
STRATFORD HOTEL	See FAN TOWER APARTMENTS	296		KEEFER
STRATHCONA HOTEL	CONVERTED TO CONDOS	53	W	HASTINGS
STUART HOTEL	CONVERTED TO COMMERCIAL	925		GRANVILLE
SUN AH HOTEL / ROOMS (A)	See NEW SUN AH ROOMS	100	E	PENDER
SUN AH ROOMS (B)	DEMOLISHED	242		POWELL
SUN DO ROOMS	DEMOLISHED	208		UNION
SUNLIGHT HOTEL	See SUNWEST HOTEL	341	E	HASTINGS
SUNLITE ROOMS	See SUN AH ROOMS (B)	242		POWELL
SUNRISE HOTEL	CONVERTED TO NON-MARKET	101	E	HASTINGS
SUN SUN ROOMS	CONVERTED	210		KEEFER
SUNWEST HOTEL		341	E	HASTINGS
TAMURA HOUSE	CONVERTED TO NON-MARKET	390		POWELL
TAVERN ROOMS	CONVERTED TO DWELLING UNITS	214		CARRALL
TEMPLE ROOMS	CONVERTED TO OFFICES & LATER DEMOLISHED	515	W	PENDER
TERMINUS HOTEL / ROOMS	DEMOLISHED	30		WATER
TESLIN LODGE	See HARBOURFRONT HOSTEL	209		HEATLEY
THE AMERICAN HOTEL	See OLD AMERICAN HOTEL	928		MAIN
THE BEACON	CONVERTED TO NON-MARKET HOUSING	7	W	HASTINGS
THE BROADWAY	See SUNRISE HOTEL	101	E	HASTINGS
THE CAMBIE INTERNATIONAL HOSTEL	CONVERTED TO HOSTEL	314		CAMBIE
THE GATEWAY HOTEL	See RAMADA INN & SUITES	1221		GRANVILLE
THE IRVING	See SUNRISE HOTEL	101	E	HASTINGS
THE HASTINGS	See WASHINGTON HOTEL	177	E	HASTINGS
THE VICTORIAN HOTEL	CONVERTED TO TOURIST HOTEL	514		HOMER
THE VIVIAN	CONVERTED TO NON-MARKET HOUSING	512	E	CORDOVA
THE WOODS HOTEL	See PENNSYLVANIA HOTEL	412		CARRALL
THORTON PARK HOTEL		956		MAIN
THREE STAR ROOMS	See FOUR STAR ROOMS	207		UNION
TOI SHAN BENEVOLENT		237	E	HASTINGS
TOON WO FUNG ROOMS		71	E	HASTINGS
TOTEM HOTEL	See GRANVILLE HOTEL	1261		GRANVILLE
TRAVELLER'S HOTEL		57	W	CORDOVA
TREMONT HOTEL	See GLORY HOTEL	204		CARRALL
TRIPLE SIX		666		ALEXANDER
TUNG AH ROOMS	CONVERTED TO NON-MARKET – See DART COON CLUB	101	E	PENDER
UNION ROOMS	See WELCOME HOSTEL	406		UNION
UNITED HOTEL	See GLORY HOTEL	204		CARRALL
UNITED ROOMS		139	E	CORDOVA
UNIVERSAL HOTEL / ROOMS (A)	See SEAVIEW APARTMENTS	362		ALEXANDER

NAME	COMMENT	ADDRESS		
UNIVERSAL ROOMS (B)		41	E	HASTINGS
VANCOUVER DOWNTOWN INN	See OLD AMERICAN HOTEL	928		MAIN
VANPORT HOTEL	DEMOLISHED	645		MAIN
VEILE HOTEL	See CHELSEA INN	33	W	HASTINGS
VERNON APARTMENTS		1168	E	HASTINGS
VETS ROOMS		311		MAIN
VICTOR ROOMS	See BLACKFRIAR ROOMS	1002		MAIN
VICTORIA BLOCK	See VICTORIA ROOMS	514		HOMER
VICTORIA HOUSE / ROOMS	See THE VICTORIAN HOTEL	514		HOMER
VICTORY ANNEX	See SEAVIEW APARTMENTS	362		ALEXANDER
VICTORY HOTEL / ROOMS	CONVERTED TO SNRF - See VICTORY HOUSE	391		POWELL
VICTORY HOUSE	DEMOLISHED	391		POWELL
VOGUE HOTEL		1060		GRANVILLE
WALMAR ROOMS		67	E	HASTINGS
WALTON HOTEL	CONVERTED TO NON-MARKET	261	E	HASTINGS
WALTON ROOMS	See ALEXANDER RESIDENCE	90		ALEXANDER
WARREN HOTEL	See GOLDEN CROWN HOTEL	116	W	HASTINGS
WATERLOO ROOMS	DEMOLISHED	966		MAIN
WELCOME HOSTEL	See LOW YOUNG COURT	406		UNION
WESTERN SPORTS HOTEL	See WEST INN	137	E	HASTINGS
WEST HOTEL		488		CARRALL
WEST INN	See ONSITE	137	E	HASTINGS
WICKLOW APTS / HOTEL	See FLINT RESIDENCE	1516		POWELL
WILSON APTS	DEMOLISHED	771		POWELL
WINDSOR HOTEL	See PENDER ROOMS	820	W	PENDER
WINGATE HOTEL	See PENDER HOTEL	31	W	PENDER
WING LOCK HOTEL	See PINE CRANE VILLA	431	E	PENDER
WINGS HOTEL / ROOMS	See NEW WINGS HOTEL	143		DUNLEVY
WINTER’S HOTEL	See WINTER’S RESIDENCE	203		ABBOTT
WINTER’S RESIDENCE		203		ABBOTT
WONDER HOTEL / ROOMS		50	E	CORDOVA
WOODBINE HOTEL		786	E	HASTINGS
WOO’S ASSOCIATION	DEMOLISHED	359	E	PENDER
WORLD HOTEL	DEMOLISHED	176	E	PENDER
YALE HOTEL		1300		GRANVILLE
YALE ROOMS	DEMOLISHED	925	W	PENDER
YALTA ROOMS	DEMOLISHED	639		MAIN
YIN PING BENEVOLENT SOC. (A)	DEMOLISHED	320	E	PENDER
YIN PING BENEVOLENT SOC. (B)		414		COLUMBIA
YORK HOTEL	DEMOLISHED	790		HOWE
YORK ROOMS		259		POWELL

* = OUTSIDE DOWNTOWN CORE AREA

Appendix C: Rooming Houses and Residential Hotels, January 2010

The first section of this appendix covers SROS that were operating (renting rooms as permanent residential accommodation) as of December 31, 2009; the second section lists SROs that were entirely closed or being used for other purposes, but that could re-open as SROs. Units identified as "closed" are those units not available for residential rental. SROs that have been demolished or converted to other uses are listed only in Appendix C

OPEN SRO BUILDINGS

				DWELLINGS		SRO UNITS	
NAME			ADDRESS	OPEN	CLOSED	CLOSED	OPEN
DOWNTOWN EASTSIDE							
WINTER'S RESIDENCE	203		ABBOTT	0	0	0	92
METROPOLE HOTEL	320		ABBOTT	0	0	0	60
ABBOTT MANSIONS	404		ABBOTT	0	0	0	72
LOTUS HOTEL	455		ABBOTT	0	0	0	110
ALEXANDER COURT	90		ALEXANDER	6	0	0	59
ROSS HOUSE	313		ALEXANDER	0	0	12	12
DECKER RESIDENCE	504		ALEXANDER	0	0	5	33
LAUREL APARTMENTS	610		ALEXANDER	0	0	0	42
STAR BEACH HAVEN	658		ALEXANDER	0	0	11	8
TRIPLE SIX	666		ALEXANDER	7	0	0	4
DANNY'S INN/ROOMS	317		CAMBIE	0	0	0	18
MEVILLE ROOMS	322		CAMBIE	0	0	0	9
ST. ELMO HOTEL/ROOMS	429		CAMPBELL	2	0	0	18
GLORY HOTEL	204		CARRALL	0	0	0	42
WEST HOTEL	488		CARRALL	0	0	0	98
NEW COLUMBIA HOTEL	303		COLUMBIA	0	0	0	70
PERSOPOLISE	351		COLUMBIA	0	0	0	26
COSY CORNER INN	412		COLUMBIA	0	0	0	7
YIN PING BENEVOLENT SOC.	414		COLUMBIA	0	0	0	14
HILDON HOTEL	50	W	CORDOVA	0	0	0	134
TRAVELLER'S HOTEL	57	W	CORDOVA	0	0	0	59
WONDER ROOMS	50	E	CORDOVA	0	0	0	39
UNITED ROOMS	139	E	CORDOVA	0	0	0	44
KYE7E (KEY-YA)	172	E	CORDOVA	0	0	0	11
SEREENA'S PLACE	143		DUNLEVY	0	0	1	57
	221	E	GEORGIA	0	0	0	14
ARNO ROOMS	291	E	GEORGIA	0	0	0	34
CATHAY LODGE	533	E	GEORGIA	0	0	0	34
	630	E	GEORGIA	5	0	0	6
GEORGIA ROOMS	634	E	GEORGIA	4	0	0	24
	1218	E	GEORGIA	2	0	0	3
COSMOPOLITAN HOTEL	31	W	HASTINGS	0	0	0	40

				DWELLINGS		SRO UNITS	
NAME	ADDRESS			OPEN	CLOSED	CLOSED	OPEN
CHELSEA INN	33	W	HASTINGS	0	0	0	32
PALACE HOTEL	35	W	HASTINGS	0	0	0	32
GRAND UNION HOTEL	74	W	HASTINGS	0	0	2	35
ARGYLE HOTEL/ARGYLE HOUSE	106	W	HASTINGS	0	0	40	3
DODSON ROOMS	25	E	HASTINGS	1	0	0	69
HASTINGS ROOMS	103	E	HASTINGS	0	0	0	16
BRANDIZ HOTEL	122	E	HASTINGS	0	0	0	104
BALMORAL HOTEL	159	E	HASTINGS	0	0	0	168
REGENT HOTEL	160	E	HASTINGS	0	0	0	153
EMPRESS HOTEL	235	E	HASTINGS	0	0	0	74
TOI SHAN BENEVOLENT	237	E	HASTINGS	0	0	3	30
BELMONT STUDENT RESIDENCE	241	E	HASTINGS	0	0	0	18
MT EVEREST ROOMS	244	E	HASTINGS	0	0	0	25
AFTON HOTEL / ROOMS	249	E	HASTINGS	0	0	0	38
SUNWEST HOTEL	341	E	HASTINGS	0	0	0	30
HOLBORN HOTEL	367	E	HASTINGS	0	0	6	30
PATRICK ANTHONY RESIDENCE	561	E	HASTINGS	0	0	7	60
ASTORIA HOTEL (A)	769	E	HASTINGS	1	0	0	84
WOODBINE HOTEL	786	E	HASTINGS	0	0	2	43
	872	E	HASTINGS	0	0	2	5
VERNON APARTMENTS	1168	E	HASTINGS	0	0	0	32
ST. CLAIR NO. 2	1190	E	HASTINGS	3	0	0	28
HEATLEY APARTMENTS	405		HEATLEY	0	0	0	16
INTERNATIONAL INN	120		JACKSON	0	0	0	23
B.C. ROOMS	306		JACKSON	1	0	0	36
KEEFER ROOMS	222		KEEFER	0	0	0	45
LUNG JEN BENEVOLENT	240		KEEFER	0	0	1	4
	542		KEEFER	0	0	0	6
KEEFER LODGE	558		KEEFER	1	0	0	14
KEEFER CABINS	727		KEEFER	5	0	0	12
	812		KEEFER	0	0	0	13
NO. 5 ORANGE	205		MAIN	0	0	12	3
MAIN HOTEL/ROOMS (A)	117		MAIN	0	0	0	28
JUBILEE ROOMS	235		MAIN	0	0	0	78
VET'S ROOMS	311		MAIN	0	0	1	8
PACIFIC ROOMS	507		MAIN	0	0	0	30
	628		MAIN	0	0	0	7
CREEKSIDE STUDENTS RESIDENCES	796		MAIN	0	0	0	22
COBALT HOTEL	917		MAIN	0	0	0	98
THORNTON PARK HOTEL	956		MAIN	0	0	0	22
STATION HOTEL	1012		MAIN	0	0	0	32
IVANHOE HOTEL	1038		MAIN	0	0	10	94
SILVER/AVALON HOTEL	165	W	PENDER	0	0	0	86
NEW SUN AH HOTEL	100	E	PENDER	0	0	0	42
CHINESE FREEMASONS	116	E	PENDER	3	0	4	3
ASIA HOTEL	139	E	PENDER	0	0	0	35
PENDER PLACE	228	E	PENDER	0	0	0	23
MAY WAH HOTEL	258	E	PENDER	0	0	15	105

					DWELLINGS		SRO UNITS	
NAME			**ADDRESS**		**OPEN**	**CLOSED**	**CLOSED**	**OPEN**
LEW MAO WAY TONG ASSOCIATION	349	E	PENDER		0	0	0	9
PENDER LODGE	431	E	PENDER		1	0	0	26
ARLINGTON ROOMS (B)	577	E	PENDER		0	0	0	29
PENDER RESIDENCE	832	E	PENDER		3	0	0	17
GRAND TRUNK ROOMS	55		POWELL		0	0	0	25
HAMPTON HOTEL	124		POWELL		0	0	0	46
LUCKY LODGE	134		POWELL		0	0	0	54
YORK ROOMS	259		POWELL		0	0	0	34
LION HOTEL	324		POWELL		0	0	0	76
KING ROOMS	326		POWELL		0	0	3	33
CENTENNIAL ROOMS	346		POWELL		0	0	0	13
MING SUNG READING ROOMS	439		POWELL		0	0	0	8
POWELL ROOMS	556		POWELL		0	0	0	22
PRINCESS ROOMS (A)	215		PRINCESS		0	0	2	42
HARBOUR ROOMS	230		PRINCESS		0	0	0	13
HING MEE SOCIETY	553		PRIOR		0	0	0	6
LOW YOUNG COURT	406		UNION		1	0	0	14
LUCKY ROOMS	468		UNION		2	0	0	24
COLONIAL RESIDENCE	122		WATER		0	0	98	49
SUBTOTAL				***99***	***48***	***-***	***237***	***3,827***
DOWNTOWN SOUTH								
	803		DRAKE		1	0	0	10
SIESTA ROOMS	936		GRANVILLE		0	0	0	74
REGAL HOTEL	1046		GRANVILLE		0	0	0	82
VOGUE HOTEL	1060		GRANVILLE		0	0	0	79
HOTEL CLIFTON	1125		GRANVILLE		0	0	0	74
YALE HOTEL	1300		GRANVILLE		0	0	0	44
CECIL HOTEL	1336		GRANVILLE		0	0	6	70
MURRAY HOTEL	1119		HORNBY		5	0	0	101
CANADIAN HOTEL	1203		SEYMOUR		0	0	15	10
SUBTOTAL				***9***	***6***	***0***	***21***	***544***
REST OF DOWNTOWN CORE								
DEL MAR HOTEL	553		HAMILTON		0	0	0	30
SUBTOTAL				***1***	***0***	***0***	***0***	***30***
TOTAL				**109**	**54**	**-**	**258**	**4,401**

CLOSED SRO BUILDINGS

NAME	ADDRESS			CLOSED SRO UNITS	YEAR CLOSED	STATUS
DOWNTOWN EASTSIDE						
SEAVIEW APARTMENTS	362		ALEXANDER	36	2008	Major damage to roof - renovation required
CAMBIE HOUSE	340		CAMBIE	44	2009	
BOULDER ROOMS	9	W	CORDOVA	22	1975	
CANADIAN NORTH STAR	5	W	HASTINGS	28	2001	
BURNS BLOCK	18	W	HASTINGS	28	2006	Renovations underway
GOLDEN CROWN HOTEL	116	W	HASTINGS	28	2009	
UNIVERSAL ROOMS	41	E	HASTINGS	37	1974	
TOON WO FUNG ROOMS	77	E	HASTINGS	15	1972	
	389	E	HASTINGS	7	1999	
PATRICIA HOTEL	403	E	HASTINGS	195		Budget tourist hotel
SHAMROCK HOTEL	635	E	HASTINGS	28	2009	Renting only to non-locals
HARBOURFRONT HOSTEL	209		HEATLEY	10	1991	
JACKSON ROOMS	322		JACKSON	19	1989	
OLD AMERICAN HOTEL	928		MAIN	37	2006	
HAMPTON ROOMS	568		POWELL	16	2007	Closed due to fire - renovations required
	320		UNION	7	2003	
DOWNTOWN SOUTH						
STATE HOTEL	876		GRANVILLE	73	1975	
REST OF DOWNTOWN CORE						
PENDER PLACE HOTEL	622	W	PENDER	44	2007	
HOTEL ST CLAIR	577		RICHARDS	30	2008	Converted to hostel

Appendix D: Non-Market Housing, January 2010

NAME			ADDRESS	TOTAL UNITS	UNIT TYPE SENIOR	FAMILY	OTHER	ROOMS	UNIT SIZE BACH	1BD	2+BD	YEAR COMPLETED
DOWNTOWN EASTSIDE												
Dominion Hotel	210		ABBOTT	63			63	63				2009
Alexander Residence	58		ALEXANDER *#	30	30			30				1974
Four Sisters Co-op	118		ALEXANDER *	153		59	94		32	62	59	1987
Alexander House	176		ALEXANDER	81	81					81		1990
The Edge	275		ALEXANDER *	30			30		30			1999
Veterans Memorial Manor	320		ALEXANDER *	133			133	46	87			1987
Jim Green Residence	415		ALEXANDER *	67			67			66	1	1996
Jeffrey Ross Residence	510		ALEXANDER *	37	33		4			37		1993
Phoenix Apartments	514		ALEXANDER *	20			20	20				2008
DERA Co-op	638		ALEXANDER *	56		5	51		38	13	5	1985
Stanley/New Fountain	36		BLOOD ALLEY SQ *	103			103	103				1979
Stamp's Place	512		CAMPBELL	375	134	241			92	42	241	1967
Chinatown Lions Manor - Ph I	830		CAMPBELL	68	68				56	12		1978
Chinatown Lions Manor- Ph II	830		CAMPBELL	18	18				15	3		1984
The Rainier	315		CARRALL	21			21	21				2009
Pennsylvania Hotel	412		CARRALL	44			44		44			2008
Dart Coon Club	490		COLUMBIA	34	34				32	2		1982
Central Residence	42	E	CORDOVA	65			65	65				2003
Cordova Residence	54	E	CORDOVA	34			34	34				2009
Bridge Housing	100	E	CORDOVA	36			36			36		2001
James McCready Residence	129	E	CORDOVA	44			44		39	5		1987
Golden Age Court	145	E	CORDOVA	71	71				53	18		1985
St. James Place	340	E	CORDOVA	27	27					17	10	1999
Cordova House	368	E	CORDOVA	66			66	66				1998
Hugh Bird Residence	420	E	CORDOVA *	64			64	64				1981
Mavis McMullen Place	430	E	CORDOVA *	34	24	10			16	8	10	1988
Oppenheimer Lodge	450	E	CORDOVA #	147	147			147				1974
The Vivian	512	E	CORDOVA	24			24	24				2007
Antoinette Lodge	535	E	CORDOVA #	78	78			78				1977
Union Gospel Mission	616	E	CORDOVA	14			14	14				1981
Lore Krill Co-op	65	W	CORDOVA *	106		10	96		14	82	10	2002

NAME			ADDRESS	TOTAL	UNIT TYPE				UNIT SIZE			YEAR
				UNITS	SENIOR	FAMILY	OTHER	ROOMS	BACH	1BD	2+BD	COMP LETED
Roddan Lodge	124		DUNLEVY *#	156	156			155		1		1977
Chinese United Church Lodge	430		DUNLEVY	29	29					17	12	1993
Lore Krill Co-op	239	E	GEORGIA	97		42	55		3	52	42	2002
Happy Manor	551	E	GEORGIA	27	26		1		25	2		1979
W.A. Street Homes	837	E	GEORGIA[A] *	14		14					14	1986
Orange Hall Apts	341		GORE	27		.	27	.	7	17	3	2007
Tellier Tower	16	E	HASTINGS	90	90				63	27		1988
The Oasis	40	E	HASTINGS	84			84		84			2000
Shaldon Hotel	60	E	HASTINGS	54			54	54				2008
The Lux	65	E	HASTINGS *	92			92		92			2009
Sunrise Hotel	101	E	HASTINGS	52			52	52				1998
Roosevelt Hotel	166	E	HASTINGS	35			35	35				2007
Washington Hotel	177	E	HASTINGS	84			84	84				1998
Savoy Hotel	258	E	HASTINGS	25			25	25				2009
Walton Hotel	265	E	HASTINGS	48			48	48				2009
Hazelwood Hotel	344	E	HASTINGS	112			112	112				2009
Orwell Hotel	456	E	HASTINGS	55			55	55				2009
Smith-Yuen Apartments	475	E	HASTINGS *	52	52					52		2005
Bill Hennessy Place	501	E	HASTINGS *	70		17	53		24	29	17	1984
YWCA Crabtree Corner	533	E	HASTINGS *	12			12			12		2003
Jennie Pentland Place	540	E	HASTINGS *	86		17	69		44	25	17	1986
Grace Mansion	596	E	HASTINGS	85			85		85			2003
Shon Yee Place	628	E	HASTINGS	72	72					72		1989
Beacon Hotel	7	W	HASTINGS	41			41	41				2009
New Portland Hotel	20	W	HASTINGS *	86			86	68		18		2000
Regal Place Hotel	144	W	HASTINGS	40			40		40			2000
The Rice Block	404		HAWKS	42			42	42				2007
Windchimes Apartments	144		HEATLEY *	27			27		27			1993
Maurice McElrea Place	361		HEATLEY *	81			81		78	3		2002
Jackson Avenue Co-op	248		JACKSON *	23		4	19	19			4	2007
MacLean Park-Phase I	705		JACKSON	159	121	38			69	52	38	1965
Chau Luen Tower	325		KEEFER	82	82				73	9		1972
MacLean Park-Extension	350		KEEFER	300	161	139			91	70	139	1970
Chinatown Lions Manor II	102		MAIN	54	54				6	48		1989
Ford Building	375		MAIN	76			76		69	7		1986
Bruce Eriksen Place	380		MAIN *	35			35		35			1998

NAME	ADDRESS	TOTAL UNITS	UNIT TYPE SENIOR	FAMILY	OTHER	ROOMS	UNIT SIZE BACH	1BD	2+BD	YEAR COMPLETED
London Hotel	700 MAIN	72			72	72				2009
China Villa	300 E PENDER	50	50			47	3			1971
Mau Dan Gardens Co-op	400 E PENDER *	124		99	25			25	99	1982
Lesya Ukrainka Manor	827 E PENDER	26	26				5	21		1988
Rose Garden Co-op	853 E PENDER	53		5	48	36	6	6	5	1982
Ian Leman Place	27 W PENDER *	98			98		82	16		2000
The CBA Manor	32 W PENDER *	44	27	17				27	17	1998
Arco Hotel	83 W PENDER	64			64	64				2008
Pendera	133 W PENDER	114	109		5			114		1990
Park Hotel	433 W PENDER	50			50	50				2007
Europe Hotel	43 POWELL	84			84	54	25	5		1983
Columbia House	101 POWELL	85			85		74	11		1986
Shiloh House	245 POWELL	44	44					44		1991
Cecilia House	315 POWELL *	8			8		8			1986
Florence Apartments	329 POWELL *	5			5		5			1986
Santiago Lodge	333 POWELL *	24			24		24			1990
Sakura-So	376 POWELL	38	38			38				1978
Somerville Place	377 POWELL	31			31		31			2002
Tamura House	396 POWELL	105			105	105				2008
Marr Hotel	401 POWELL	29			29	29				2008
566 Powell Street	566 POWELL	12			12	12				2009
Drake Hotel	606 POWELL *	26			26	26				2008
Bridget Moran Place	668 POWELL *	61			61		61			2001
Princess Place	321 PRINCESS	61		61					61	1991
The Cornerstone	375 PRINCESS	44			44	44			0	2009
Chinese Freemason's Manor	750 PRIOR	81	81					81		1989
Solheim Place	249 UNION	86	52	26	8			60	26	1993
Strathcona Co-op	730 UNION	7		7					7	1975
Bantleman Court	600 VERNON *	15			15			15		1997
Gastown Hotel	110 WATER	91			91	91				2008
SUBTOTAL		***6,274***	***2,011***	***811***	***3,452***	***2,233***	***1,785***	***,1420***	***836***	

DOWNTOWN SOUTH

NAME	ADDRESS	TOTAL UNITS	SENIOR	FAMILY	OTHER	ROOMS	BACH	1BD	2+BD	YEAR COMPLETED
Helmcken House	1090 GRANVILLE *	32			32		16	16		1991
St Helen's Hotel	1161 GRANVILLE	85			85	85				2007
Granville Residence	1261 GRANVILLE *	83			83		83			2005

NAME		ADDRESS	TOTAL	UNIT TYPE				UNIT SIZE			YEAR
			UNITS	SENIOR	FAMILY	OTHER	ROOMS	BACH	1BD	2+BD	COMP LETED
Candela Place	1265	GRANVILLE *	63			63		62	1		2002
Old Continental	1390	GRANVILLE *#	107	107			107				1993
Jubilee House	508	HELMCKEN *	87			87		82	5		1986
Brookland Court	540	HELMCKEN	78	78				70	8		1989
B'Nai B'Rith Manor	1260	HOWE	65	65					65		1989
The Wellspring	415	NELSON *	90			90			90		1997
Kindred Place	1321	RICHARDS *	87			87		87			2009
New Continental	1067	SEYMOUR *#	110	105		5		55	55		1992
Seymour Place	1221	SEYMOUR *	136			136		126	10		2000
Gresham	716	SMITHE *#	40			40	40				1993
SUBTOTAL			***1,063***	***355***		***708***	***232***	***581***	***250***		

REST OF DOWNTOWN CORE

NAME		ADDRESS	TOTAL UNITS	SENIOR	FAMILY	OTHER	ROOMS	BACH	1BD	2+BD	YEAR COMPLETED
Yaletown Mews	201	ALVIN NAROD *	60		59	1			1	59	2001
Bridgeview Place	238	DAVIE *	72	55	12	5			60	12	1993
Dunsmuir House	500	DUNSMUIR	90			90	90				2009
Granville House	1515	GRANVILLE	84	84					84		1988
Station Park II	1129	MAIN *	29	5	22	2			7	22	1992
Station Park I	1189	MAIN *	45	9	34	2			11	34	1992
Roundhouse Co-op	1267	MARINASIDE *	137		123	14			14	123	1998
City Gate Co-op	188	MILROSS*	102		92	10			10	92	2002
Quayside Family Housing	1010	PACIFIC *	93		93				9	84	1999
Marble Arch Hotel	518	RICHARDS	87			87	87				2007
Doug Story Apartments	768	RICHARDS *	45			45		45			2008
SUBTOTAL			***844***	***153***	***435***	***256***	***177***	***45***	***196***	***426***	
TOTAL DOWNTOWN CORE			***8,181***	***2,519***	***1,246***	***4,416***	***2,642***	***2,411***	***1,866***	***1,262***	

* On land leased from the City of Vancouver # Operated by the City of Vancouver

A The W.A. Street Homes project consists of seven scattered duplex buildings. Only one address is shown.

With SRA designated rooms

Appendix E: Community Care Facilities, Group Residences & Emergency Shelters, Jan 2010

NAME	ADDRESS			BEDS	POPULATION
COMMUNITY CARE FACILITIES & GROUP RESIDENCES					
DOWNTOWN EASTSIDE					
LOOKOUT -HAZELTON RESIDENCE	346		ALEXANDER	39	Men/Women transitional
THE RAINIER	309		CARRALL	20	Women
SUCCESS	555		CARRALL	98	Seniors
VANCOUVER HARBOUR LIGHT	119	E	CORDOVA	95	Treatment/recovery beds
COOPER PLACE	306	E	CORDOVA	72	Seniors
VICTORY HOUSE	353	E	CORDOVA**	47	Mental health
CHINESE MENNONITE HOME	485		DUNLEVY	32	Seniors
CHINESE MENNONITE	333	E	PENDER	66	Seniors
COVENANT HOUSE (VANCITY PLACE)	326	W	PENDER **	29	Youth transitional
CENTRAL CITY LODGE	415	W	PENDER **	122	Seniors
POWELL PLACE	329		POWELL **	6	Hospice
VILLA CATHAY CARE HOME	970		UNION **	188	Seniors
ONSITE	137	E	HASTINGS	30	Transitional
Subtotal				**844**	
REST OF DOWNTOWN CORE					
YALETOWN HOUSE	1099		CAMBIE	130	Seniors
BELKIN HOUSE	555		HOMER	138	Transitional/Supportive
Subtotal				**268**	
CCF & GROUP RESIDENCES TOTAL				**1,112**	
EMERGENCY SHELTERS (YEAR-ROUND)					
DOWNTOWN EASTSIDE					
LOOKOUT SHELTER	346		ALEXANDER	46	Men/Women
THE CROSSWALK	108	W	HASTINGS	35	Men/Women
THE HAVEN	128	E	CORDOVA	40	Men
THE BEACON	138	E	CORDOVA	60	Men
UNION GOSPEL MISSION*	616	E	CORDOVA	25	Men
TRIAGE EMERGENCY SHELTER	707		POWELL**	28	Men/Women
POWELL PLACE	329		POWELL **	26	Women
BRIDGE WOMEN'S SHELTER				12	Women
COVENANT HOUSE (VANCITY PLACE)	326	W	PENDER **	15	Youth
Subtotal				**287**	

NAME	ADDRESS		BEDS	POPULATION
EMERGENCY SHELTERS (YEAR-ROUND)…Continued				
DOWNTOWN SOUTH				
CATHOLIC CHARITIES MEN'S HOSTEL	150	ROBSON	102	Men
COVENANT HOUSE	1280	SEYMOUR	22	Youth
Subtotal			**124**	
REST OF DOWNTOWN CORE				
BELKIN HOUSE	555	HOMER	70	Men/Women
Subtotal			**70**	
SHELTER TOTAL			**481**	

* UGM shelter uses mats nightly, as a result numbers may fluctuate

** On land leased from the City

Some facilities may be listed twice if they are providing a program classified as CCGR in addition to an emergency shelter.