

## APPENDIX II

## A CHRONOLOGY OF EVENTS: THE EXPO 86 EVICTION CRISIS

Introduction

The following chronology has been derived in part for some papers and in part for my thesis. It details an assortment of issues with respect to: the housing impact of Expo 86; the City of Vancouver's planning process, and; associated "events" of relevance to the issue at hand. It is based upon personal observation, personal interviews, Social Planning Department files, written reports and media reports.

This chronology has been compiled so that the author and all future researchers have an "information base" in order to understand what happened when and where and, who said what. Note that when referring to either CAC minutes or Government of Canada (1986), I have tended to quote exactly what appeared in the particular material examined. The Government of Canada (1986) references are extracted from a chronology contained in the General Report.

The following abbreviations which will be encountered throughout the chronology:

- ALRT = Advanced Light Rapid Transit
- BC = British Columbia
- BCHA = BC Hotel Owner's Association
- BCHMC = BC Housing Management Commission
- BIE = Bureau of International Expositions
- CBA = Chinese Benevolent Association
- CAC = BC Place Citizens' Advisory Committee
- DEEDS = Downtown Eastside Economic  
Development Society
- DERA = Downtown Eastside Residents Association
- FUC = First United Church
- GAIN = Guaranteed Available Income for Need
- GVRD = Greater Vancouver Regional District
- MHR = Ministry of Human Resources
- PNE = Pacific National Exhibition
- RTA = Residential Tenancy Act
- SPD = Social Planning Department
- TRAC = Tenants Rights Action Centre

## Chronology

1974 - First documented discussion of the use of a World's Fair to restructure the inner-city of Vancouver. The City of Vancouver and the Ministry of State for Urban Affairs jointly sponsor a waterfront planning study which was managed by Richard C. Mann. In the study, a number of "scenario's are suggested including one in which the waterfront land in the inner-city of Vancouver is treated like a World Fair (eg. Expo 67 in Montreal). The title of the study is Waterfront Planning Study. It is the north shore of the city (the central waterfront) which is under examination.

**FEBRUARY 1978** - Architect Randle Iredale delivers "concept study" development proposal of Marathon lands in False Creek for Provincial Recreation and Conservation Minister Sam Bawlf. Objective is to develop concepts for event during Vancouver's 100th birthday, 1986. Bawlf had suggested a multi-use stadium. Iredale adds the Roundhouse complex as a technical museum, a convention centre and international trade exposition facilities, a transportation centre, eating and service facilities, parks, and a series of canals. The concept encompasses many of the BC Place/Expo elements on a smaller scale. Bawlf proposes as one possibility: "An international exposition to complement Vancouver's 1986 centenary" (Government of Canada, 1986).

**MARCH 1978** - The Iredale proposal is publicly released as possible final north shore phase of False Creek development. It is endorsed by Larry Bell (who worked on detailed planning of False Creek south shore development), Paul Manning, and Martin Zlotnick. The National Harbours Board unveils harbour-front scheme which includes Provincial Secretary Grace McCarthy's recommendation for a convention centre on Pier BC. The Vancouver Board of Trade adds support (Expo 86, 1986).

**MAY 1978** - Grace McCarthy announces Trade and Convention Centre concept for Pier BC.

**JUNE 1978** - In London, England, at the Cavalry Club, McCarthy and Patrick Reid discuss possibility of hosting a world exposition in Vancouver (Government of Canada, 1986).

**FALL 1978** - Grace McCarthy, Patrick Reid (President of the BIE) and various provincial and federal staff set the wheels in motion for a formal request to hold a World's Fair in Vancouver.

**DECEMBER 1978** - McCarthy approaches Premier Bennett on December 6, stressing the high priority of making the decision (whether or not to have it) quickly. She points out that the Exposition's theme would fit in well with transit funds and likely help with acquiring additional Federal funds. Within a week, on DECEMBER 13, Bennett transmits message of intent to the Honorable Don

Jamieson, Secretary of State for External Affairs. The informal application referred to the year 1985, in competition with Japan and France, with 1986 as a second choice. Japan, however, asks for 1985 at the DECEMBER 14 meeting and seems likely to get that year (Government of Canada, 1986).

**JANUARY 1979** - BC begins preparation of firm statement of intention for March, 1979, to be followed by application in JUNE (Government of Canada, 1986).

**FEBRUARY 1979** - Initial planning envisions a four-month event located at the Pacific National Exhibition (PNE) site. Included in the concept is a trade and convention centre as part of the PNE grounds complex. Also envisioned is a transportation system from the PNE to the downtown core as a key theme element (Government of Canada, 1986).

**APRIL 1979** - The honorable Evan Wolfe assures the public that the worst-case Transpo deficit scenario is \$12 million (Government of Canada, 1986).

**JUNE 1979** - Formal application is submitted to the JUNE 20, 1979, meeting of the BIE in Paris. The year requested is 1986, the centenary of the City of Vancouver and the arrival of the first transcontinental passenger train at West Coast tidewater. The proposed location divides the event between the main site at Pier BC and a secondary site at the PNE's Exhibition Park. A light, rapid urban transit system would join the sites. The Mayor of Vancouver, Jack Volrich, and Hugh Curtis of the Province went to Paris (Vancouver Express, June 20, 1979, p. A1).

In addition to the Pier BC convention centre and the PNE locations, other planned venues are named in the presentation brochure. They include as secondary sites Jericho Park, site of the United Nations Conference on Habitat, the Vancouver International Airport, and the Boeing plant in Seattle. The City of Victoria is suggested as a site for technical meetings, presentations, and symposia. False Creek is not proposed (Government of Canada, 1986).

**SEPTEMBER 1979** - Paul Manning is hired by Premier Bennett to possible study stadium sites (Government of Canada, 1986).

**DECEMBER 15, 1979** - Defeated federal Liberal candidate Paul Manning and provincial bureaucrat Larry Bell turn in a 22 page document. The Manning-Bell Report recommends Transpo be linked to the stadium, and thus located at a False Creek site. Ten other locations have been evaluated. They note that the 1986, 100th anniversary of Vancouver would be an appropriate occasion and allude to the traditional 50/50 cost-sharing of the Federal Government, based on the Expo 67 and Montreal Olympics models (Government of Canada, 1986).

**JANUARY 29, 1980** - Premier Bill Bennett exposes his vision for BC Place, an enormous redevelopment project on the north side of False Creek. In his speech, the ALRT, BC Place Stadium, the exhibition and the trade and convention centre were all disclosed. "The trigger for this development will be Transpo 86," Bennett said.

No site is specifically confirmed for Transpo, but the use of False Creek site plans at announcement indicates prevailing preference. Final decision must be made with BIE "pre-enquete" team (Government of Canada, 1986).

**FEBRUARY 1980** - Negotiations are underway for acquisition of the CPR/Marathon False Creek acreage with estimated \$75 million selling price (Government of Canada, 1986).

**MARCH 1980** - Evan Wolfe, minister responsible, submits preliminary briefing to BIE. Briefing illustrates two sites: The west end of False Creek from the Granville Bridge to Pender Street and the Burrard Inlet waterfront from Pier BC to the CN Pier.

Alvin Narod named Chief Executive Officer of BC Place. BC Place board, known as the "Action Committee for BC Place," listed Paul Manning; Alan Laird; Lucille Johnstone; Edgar Kaiser, Jr.; Bruce Howe; and Environment Minister Stephen Rogers, as Chairman of the Committee (Government of Canada, 1986).

**MAY 1980** - Bill 19 establishes Transpo 86. Pre-enquete team in Vancouver. Wolfe and Manning host their tour. Pacific National Exhibition, Jericho Park, and False Creek under consideration for the main site. Chairman of BIE team lauds application as best prepared in recent history (Government of Canada, 1986).

**JUNE 1980** - BIE pre-enquete team unanimously endorses Vancouver, and BIE recommends False Creek site on JUNE 12. Acceptance practically assured (Government of Canada, 1986).

**JULY 1980** - Bill 19 passed in legislature and Transpo confirmed. Bill 46 introduced to set up BC Place. Alderman and mayoral candidate Michael Harcourt writes Patrick Reid asking BIE to reject BC's application. Further, he warns Reid that, if elected, he will oppose Expo 86. Grace McCarthy strikes first sledgehammer blow to begin demolition of Pier BC (Government of Canada, 1986).

**NOVEMBER 6, 1980** - Premier Bennett strikes \$60-million-plus land deal with Marathon Realty to acquire False Creek site. Agreement involves \$30 million in cash, \$30 million in valuable downtown properties, plus other undisclosed benefits for 175 acres to BC Place (Government of Canada, 1986).

**NOVEMBER 26, 1980** - BIE gives final approval, the final

ratification of the application, and Transpo 86 becomes fact (Government of Canada, 1986).

**DECEMBER 1980** - Municipal Affairs Minister Bill Vander Zalm announces that the government will build a rapid transit line between downtown Vancouver and New Westminister to be completed by 1986.

**FEBRUARY 1980** - An agreement between the Government of Canada and the Province of British Columbia results in the prime responsibility for planning, construction, operational, and financial requirements of the Exposition being assumed by a Crown Corporation known as Transpo 86. With this act of legislature, known as Bill 16, the planning and construction functions become part of the Corporate mandate (Government of Canada, 1986).

**FEBRUARY 23, 1981** - The 13 member Transpo board was formed. Each member of the board was chosen for his or her business and political experience. It included Jimmy Pattison, Peter Brown, a Socred fundraiser and president of Canarim Investment Corp., Herb Capozzi, a family friend of Bennett's who had been a Socred MLA, Clark Bentall, chairman of one of BC's largest construction firms, and Walter Badum, a former Socred chairman of the BC Building Corporation. The three representatives for the City of Vancouver are Don Hamilton from the Centennial Commission, housing consultant Doug Sutcliffe, and False Creek resident's representative Alison Robinson.

**MAY 1981** - Site planning is hampered by difficulties in land acquisition. BC Place lands anticipated for Transpo site are being withheld for housing development (Government of Canada, 1986).

**MAY 5, 1981** - Early signs of impact. Car dealer Don Dockstader purchased the 3.7 acres of land on the northwest corner of Main and Terminal for \$3 million from Ocean Construction Supplies. Nine days later Dockstader resold the land to O&K Tract Developments for 4.9 million, deriving a 60 per cent profit in nine days (Gutstein, 1986).

**JUNE 1981** - The First United Church publishes a report on the housing crisis in Vancouver and its impact on the Downtown Eastside. The United Church predicts that in preparation for Transpo 86, hotels and rooming houses in the Downtown Eastside area will evict their tenants and upgrade their premises for the lucrative tourist trade that is expected. It expects that at least 800 low and fixed income residents will be evicted (Rankin, 1981).

**SEPTEMBER 22, 1981** - Vancouver City Council appoints BC Place Citizens Advisory Committee (CAC) to deal with BC Place planning issues.

**OCTOBER 1981** - Patrick Reid (BIE) initiates a name change, to EXPO 86, eliminating the trade fair connotation that Transpo may have implied and creating the "world-class event" image that the Federal Government requires if support is to be forthcoming (Government of Canada, 1986).

**FEBRUARY 1982** - Premier Bennett publicly introduces restraint policies in government spending. BC Place and City of Vancouver reach cost-sharing agreement on surrounding roadways (Government of Canada, 1986).

**APRIL 1, 1982** - Premier Bennett makes a surprise announcement. The Government of Canada will construct a host Canadian pavilion on Pier BC. It will be designed for conversion to a trade and convention centre and cruise ship facility after 1986. The pavilion will be connected to the main Expo site by a dedicated rapid transit line. Also, the creation of a new lottery, specifically designed to help finance the construction of Expo 86, is announced (Government of Canada, 1986).

**SUMMER 1982** - In Knoxville an estimated 1000 to 1500 tenants are evicted from their residences as landlords seek to cash in on the potential tourist demand of Expo 82 (Vancouver Province, April 5, 1982; Hulse, 1982). Representatives of the City of Vancouver travel to Expo 82 but do not inquire nor receive any information about housing impacts.

**AUGUST 1982** - Vancouver City Council issues a legacy wish-list including: an arts, science and technology centre; a False Creek shoreline development; a major park; a False Creek fountain; a peplemover to the downtown core; a False Creek-Burrard Inlet water connection; a performing arts centre; an outdoor amphitheatre; and political support for a new Cambie Street Bridge (Government of Canada, 1986).

**OCTOBER 7, 1982** - Premier William Bennett drives spike signifying first construction on Expo site.

**NOVEMBER 1982** - The roof is raised on BC Place Stadium.

**NOVEMBER 19, 1982** - CAC acting as an Expo 86 Sub-Committee meets with Patricia French, a consultant hired by Expo 86. Ms. French seeks input from CAC on the subject areas and specific concerns which should be addressed by Expo 86 impact studies. With respect to Accommodation-Residential Impacts:

- 1) Prime concern is for displacement of low income people from current affordable housing in downtown areas and elsewhere. Particular concern is for tenants in hotels, who are not protected under the Tenancy Act and can be evicted without

notice;

- 2) Concern over the use of parks for camping and R.V.'s; need for enforcement of current laws;
- 3) Feeling that "good press" is important to Expo and Vancouver prior to and during the Fair, and that accommodation "scare" stories such as happened with other fairs can be avoided through good planning and impact studies.

**NOVEMBER 23, 1982** - Expo 86 asks the City to provide a list of impact studies that should be carried out. Expo may be undertaking a number of such studies beginning in 1983. The Planning Department prepares a preliminary list of study areas and circulates these to Director of Finance, City Engineer, Director of Planning, Director of SPD, General Manager of Parks, Director of Permits and Licences, Medical Health Officer, Fire Chief and the Chief Constable for perusal. The Accommodation section includes A) Residential Displacement and B) Visitor Accommodation.

**DECEMBER 2, 1982** - Max Beck, Director of SPD replies that "the extent of residential displacement must take into account all short and long term impacts as it is conceivable that some hotel operators may choose to convert to tourist accommodation during the Fair only, whereas others may prefer a complete changeover. Questions related to who will likely be affected and to what extent, where are these people, and how could displacement be minimized must be considered." Beck also states:

It is pertinent to recognize that even though Expo 86 is a transient event whose lifespan covers a mere seven months period, some of its impacts can be fairly long term ... and the City should ensure that Expo will not leave behind a legacy of lingering negative impacts, socially, economically or environmentally. Impact assessment of Expo 86 must take into account as well as being able to distinguish between the short and longterm impacts, and to evaluate both positive and negative impacts within the context of Expo's and the City's overall objectives. Indeed, it would be a rather futile exercise if the bandage approach is applied to assessing possible impacts of Expo 86.

**DECEMBER 6, 1982** - R.V. Herbert, Director of Permits and Licenses replies to the memo that "Housing was a major problem during Expo 67. What have we learned from it to do and not to do? I suspect a large increase in rooming houses, bed and breakfast conversions and alterations by the public in order to cash-in on the event..."

**JANUARY 10, 1983** - Deputy City Manager circulates a draft listing of Expo impact study areas which will be sent to the General Manager of Expo. Copies to all relevant departments.

**JANUARY 17, 1983** - Max Beck replies "Residents in the Chinatown and Downtown Eastside areas have expressed serious concerns about the possible short term impacts of Expo on their housing stock, particularly those that are operating as a quasi-residential hotel. Studies in this area should indicate:

- a) How many units in the Downtown Eastside low-cost hotels and rooming houses may be affected by Expo?
- b) How many residents may be temporarily displaced?
- c) What are the possible ameliorative measures?

I believe this impact area should rank fairly high on our priority list."

**JANUARY 24, 1983** - Deputy City Manager sends a list of the impact studies related to Expo 86 which should be undertaken, to Michael Bartlett, General Manager of Expo 86.

**FEBRUARY 4, 1983** - Patricia French Limited produces Expo 86 Impact Studies: Phase 1. She notes "impact studies will provide an important test of Expo's own planning, revealing gaps and discrepancies and allowing earlier correction. Most importantly, as a good corporate citizen and major developer, Expo is expected to do impact studies. Failure to commit to doing them will result in needless local hostility, as was the case with B.C. Place."

She notes that the two areas of most concern to the citizens are housing impacts and transportation and parking impacts.

With respect to housing impacts she lists the general concerns raised, study areas, data required and proposed study action.

She proposes Expo follow a two stage study process on this topic. "The first stage would be a workshop using Expo representatives, and one or two housing experts from the City, possibly someone from BC Place's consulting team and from relevant community groups. The task force would work out in qualitative terms what and where the most serious pressures are likely to be, and review current City and Provincial legislation that protects tenants and residents. This will allow the identification of the most pressing areas early, and the beginning of work on design of preventative measures.

As soon as the data is available, a quantitative study can be

used to prove out the validity of the conclusions of what the task force has drawn and determine if the mitigating measures are actually necessary."

In an interview on MARCH 12, 1987, Patricia French tells me that with Expo management changes, Expo 86 decided the City should do the impact studies.

**MARCH 1983** - Her Majesty Queen Elizabeth II "invites the world" to Expo 86 at BC Place Stadium.

**APRIL 11, 1983** - At a meeting of the BC Place Citizen Advisory Committee, Bruno Freschi, Chief Architect and Designer for Expo 86 notes that they had worked intensively to integrate the Expo plan with BC Place's waterfront plan. Anything Expo did could be permanent or temporary depending upon what was wanted.

It is stated that Expo 86 has agreed to pay for impact studies if the City defined the terms of references and hired the consultants.

It is also mentioned that the City is working to ameliorate some of the negative effects of Expo; for example, people who might be displaced during the time of the fair necessitated work in the area of housing (CAC minutes, April 11, 1983).

**APRIL to JUNE 1983** - The various departments of the City of Vancouver prepare a draft report titled Expo 86: A City Perspective of Impacts and Issues: Study Terms of References. This report deals with issues such as access, parking and transportation, accommodation, safety and security, selection of consultants, summary of study costs, public costs, public process, other issues. Of note:

Be prepared is the Boy Scout marching song. The purpose of this document is to identify issues which are or will be of concern to Vancouver residents and business people and to be prepared for anticipated and unanticipated problems to ensure Expo success.

The studies outlined in this report will be considered by City Council and Expo 86 and if approved will provide an information base and a common base from which problems can be identified and agreed on and problem solving can occur...Study costs will be borne by Expo 86.

The section on Accommodation is located on pages 8, 9 and in Appendix III. They propose various studies which need to be done:

- 1) Accommodation experience from previous fairs;
- 2) A data base of existing and projected hotel, rooming house, rental and recreational vehicle accommodation in the Lower Mainland is required;
- 3) Attendance scenarios will estimate out-of-town tourists on a month by month basis and project accommodation alternatives (including location options, such as hotel, apartment, use of recreational vehicles, staying with friends and price range requirements); and,
- 4) A survey of local low cost hotels and rooming house owners and operators would identify longer term tenants who may be displaced before, during and or after Expo.

Methods, mechanisms and strategies to ensure no or minimum displacement of longer term low and moderate income tenants would be undertaken based on study conclusions and recommendations.

Costs are estimated to total between \$20,000 - 45,000.

In Appendix III, the time frame is displayed:

Data Gathering-----July - November 1983  
 Community Feedback-----November - December 1983  
 Report to Council and Expo Board  
     Terms of Reference-----July - August 1983  
     Progress Report-----October 1983  
     Draft Report-----December 1983  
     Final Report-----January 1984

**EARLY JULY, 1983** - SPD meets with consultant (DPA Consulting Limited) about studies for Expo 86 housing impact.

**JULY 1983** - A study commissioned by BC Place states that about 900 low-income people could be pushed out of the neighborhoods surrounding BC Place primarily because of Expo 86 and general urban redevelopment pressures, not BC Place. DPA Consulting Ltd., are the authors.

A representative of DPA Consulting discusses this study before a meeting of the CAC held on JULY 18, 1983. At this meeting, it is noted that evictions could occur because "developers would take some of these old hotels, evict the people and put up a different landuse...another way in which people could be displaced was through the process of renovation where the hotel is aiming at a different clientele, or they do a minimum renovation but change the rate structure to a daily rate" (CAC minutes, July 18, 1983).

**JULY 12, 1983** - The Director of the SPD recommends that City

Council approve the report entitled Expo 86: A City Perspective of Impacts and Issues: Study Terms of Reference. City Council passes a motion "THAT this report be referred to the Standing Committee on Planning and Development for consideration at its meeting on July 14, 1983; FURTHER THAT the committee be given the power to act in this matter."

**JULY 26, 1983** - The Committee approves the 5 motions offered by the Director of the SPD.

**AUGUST 2, 1983** - At a CAC meeting, Deputy City Manager, Ken Dobell discussed EXPO 86: A City Perspective of Impacts and Issues: Study Terms of References. Dobell suggests one way to ensure sufficient accommodation is to get Expo to assist developers in getting started by putting seed money in, so that they could bring an already-planned apartment building on stream say, a year earlier. Expo would guarantee occupancy for that year or nine months of it. Mr. Ed Keate of the CAC recalled that ten or twelve years ago, Austria bid for the Winter Olympics; they created a village which they presold to the private sector, and which was taken over after the event. That was a profitable way of providing non-market housing (CAC minutes, AUGUST 2, 1983).

**SEPTEMBER 1983** - The Rentalsmans office is closed by the Socreds and new rules come in. Tenants rights are weakened.

**OCTOBER 1983** - The Expo Board delivers \$800-million-plus budget with projected deficit of \$311 million.

**OCTOBER 14, 1983** - The Director of SPD asks the Permits and Licences Department to "red flag" and notify him about any downtown hotel or rooming house for which an owner or operator is independently seeking permits to upgrade.

**NOVEMBER 1983** - Provincial Cabinet makes Expo 86 a Special Economic Zone. Province on brink of general strike due to restraint budget. Premier Bennett commissions Decima Research poll to determine level of support for project (Government of Canada, 1986).

**DECEMBER 1983** - Decima Research poll establishes unanimous public support (Government of Canada, 1986).

**JANUARY 1984** - The SPD produces a support document titled Vancouver Housing Program for Expo. It is noted that Expo will have a positive temporary impact on the City's business economy but a negative lasting impact on inner city housing, particularly low rent hotel rooms.

**JANUARY 9, 1984** - At a CAC meeting, Mrs. Carole Walker noted that

in the West End, rumours are rampant that apartments would be converted to hotels to cater to the Expo visitors.

**FEBRUARY 1984** - Plebiscite held in city. Support given to the replacement of Cambie Street Bridge.

**FEBRUARY 13, 1984** - A "hefty" progress report dealing with Expo impact issues is delivered to various departments in the City.

**FEBRUARY 21, 1984** - City Council endorses the Mayor's initiative on housing for Expo. He submitted to the Minister Responsible for CMHC a proposal to provide approximately 4,000 units of new and rehabilitated housing during 1984 - 1987.

**FEBRUARY 29, 1984** - Mayor Mike Harcourt (1984) notes that in the past four years, about 80 private rooming houses - which provided 2,000 rooms for low-income families and individuals - have closed down. He puts forward a housing plan to the federal government that calls for federal funds in four areas:

- To build 1,000 units of family housing at BC Place, to be used by Expo exhibitors, delegates and staff before and during the World's Fair. Afterwards, the homes would be used as non-profit or co-operative housing for low and moderate income groups;
- To build 1,500 units under the National Housing Act's Special Needs Budget between now and 1987, for low-income singles and couples including the handicapped;
- To add \$3.5 million to the Residential Rehabilitation Assistance Program for the upgrading by landlords of 1,000 hotel and rooming house units for low-income single people in 1984 and 1985;
- 2000 Canada Rental Supply Plan units allocated to the Lower Mainland, 750 of which would be targeted for BC Place and possibly other sites in the City of Vancouver over the next four years.

**MARCH 3, 1984** - Expo 86 invites realtors and developers to provide approximately 800 new rental units for staff of visiting exhibitors to the 1986 World Exposition.

**MARCH 5, 1984** - Dr. Malcolm S. Weintein, Director of Health Planning sends a letter to Max Beck, Director of SPD. Malcolm notes:

In the shorter term, the possible conversion of downtown eastside hotels and rooming houses for Expo 86 tourist accommodation could displace needy health service clients. The department already experiences difficulty

in tracking down active TB (tuberculosis) patients in the inner-city who must be screened annually. Displacement could compound the problem. We appreciate your staffs' cooperation in dealing with us and look forward to continuing this relationship and dialogue.

**MARCH 9, 1984** - Deputy City Manager is checking with the Director of Legal Services to see if the City can prevent the owners of lodging houses, hotels or apartments from converting their premises.

**MARCH 12, 1984** - CAC meeting today. Planner Ronda Howard states that developers cannot convert West End apartment buildings into hotels for Expo 86 tourists. She said conversions are generally not permitted under the zoning bylaw for the area. She goes on to note that no one has applied as of this date and that the major threat to tenants will be directed at those living in rooming houses and residential hotels throughout the downtown core, who do not have the same protection from conversion as people living west of Burrard Street. The landlords don't have to apply to the city for a change-of-use.

Mr. Doug Purdy, Deputy Director of SPD notes that City staff have been attempting to meet with Expo and the Province. Three ministries are involved, each with a different responsibility; the Ministry of Housing interested in how much new housing would be built directly as a result of Expo, the Ministry of Municipal Affairs was concerned with bed and breakfast and municipal bylaws, and the Ministry of Tourism, since Mr. Claude Richmond was responsible for Expo. Work was continuing on these matters (accommodation issues).

Mr. Purdy states that in the Downtown Eastside it was known that there is the potential for pressure on accommodation rates. It is a legitimate concern because in the experience of other World's Fairs a number of things had happened; the reservation system (in Knoxville) was not entirely successful. Individual property owners had attempted to exploit the situation of the high demand for accommodation and had raised rates accordingly. Purdy went on that in anticipation of that, the Mayor's initiative (the housing program for Expo in which the City put forward a proposal to the Federal Government for the allocation of some 5500 units of housing, including new plus rehabilitated) was an effort to counteract that kind of market phenomenon associated with fairs, even though short-term in nature.

Purdy also notes that they will be looking at requests that come in to the Permits and Licences Department in respect to a change of use, and also looking at development permit applications for upgrading of accommodation. He states that if this was carried out for 1984-85, staff should have a good understanding of what movement was occurring in this type of accommodation and what the

likelihood of displacement will or will not be.

The Chairman asks about monitoring the situation and wonders how this would be carried out. Mr. Purdy replies that the SPD retained consultants and also have staff involved. They have interviewers who lived in the area, and they also had a good working relationship with the urban core workers (CAC minutes, MARCH 12, 1984).

**MARCH 13, 1984** - The City of Vancouver plans to regulate homeowners who take in paying guests during Expo 86. Guidelines will not be in place until the city explores options with Expo and the province. The city should have a clear idea of the form and nature of guidelines by fall.

**MARCH 20, 1984** - A large meeting was held with personnel representing the City, Expo 86, CMHC and the community re. Expo 86 and housing. Expo 86 wants cost appropriate housing built under a very tight schedule. CMHC mentions difficulties it is having with the Provincial Government. City Staff and Expo staff decide to meet with interested groups and their consultants to prepare basic proposals to the Mayor and Pattison.

**MARCH 27, 1984** - A Housing Program for Expo is put out by SPD. The proposal sets out a rationale for a special Federal allocation of 765 non-market rental units to be built by Expo by CMHC approved sponsor groups and a further allocation of \$1.7 million for Vancouver's Multiple Residential RRAP Budget. The City plans on providing a 25% writedown of up to \$2.7 million as well guarantee an expedited development and building permit approval process.

**LATE MARCH, 1984** - SPD working vigorously on Expo Housing Proposal.

**MARCH 28, 1984** - Deputy Director of SPD notes that the timetable for Expo Housing program "squeaks". They are also having some difficulties with the proposal relating to a subsidy pool not being allowed by CMHC and the need for quick federal commitment and Expo agreement.

**APRIL 5, 1984** - W.A. Ferguson, Supervisor of Properties notes that several of the proposed properties to be developed with respect to "Expo housing" are not on the market or have structures on them which are needed by the Police.

**APRIL 9, 1984** - City is still meeting with sponsor groups and other parties associated with the Expo Housing Program. City has prepared their submission (draft) to Expo. Also, they are negotiating with CMHC over sticky points such as the subsidy pool.

**APRIL 13, 1984** - Deadline for submissions to Expo regarding housing for Expo exhibitors.

**WEEK OF APRIL 16, 1984** - City Council decides to rezone land around Main Street and Terminal Avenue to allow a new high-density mixed commercial, industrial and residential project to be built. Council also passes a motion to allow building height in the area to be increased from a maximum of 250 feet to a maximum of 275 feet. Council instructs City staff to find potential sites in the area where low-income housing could be built. It also asked staff to provide information on how other cities such as San Francisco, Seattle and Toronto have initiated social housing (Vancouver Courier, April 22, 1984).

**APRIL 18, 1984** - SPD is developing a new survey form and sampling design for the expanded Expo Housing Impact Assessment to be carried out in the fall.

**APRIL 25, 1984** - Mayor is lobbying Pattison and the Minister of State for Social Development (Jack Austin) for special Federal unit allocation to Vancouver for Expo.

**MAY 3, 1984** - Expo 86 to be evaluating all proposals to develop housing including the City's via DERA, Chinese Benevolent Association and First United Church, over the next two weeks.

**MAY 14, 1984** - CAC meeting today. Doug Purdy of SPD explains what the City's housing proposal is all about. He feels that there is a good chance of the proposal happening as CMHC, Harcourt and Jimmy Pattison all appear positive.

There appears to be some confusion as to what the proposal entails. Lawrence Bantleman of First United Church Social Housing explains that Expo has put out a proposal call saying it has money for 800 units of new housing. The Mayor, as part of a larger proposal, has made a request to CMHC for 500 units, a special allocation, part of a larger allocation. When the agencies had gone to Expo, they had a proposal to build for Expo, "X" number of units, with the intention, in 1987, to rent the units at GAIN rate. That was the group that was difficult to reach, and because the province was out of the picture, they were requesting that Expo play the role of the province.

The Chairman of CAC feels that the problem (potential residential dislocation) calls for strategies. The job is to be concerned about the city and to be alert about issues connected with BC Place and Expo. She suggests that some thinking was required -- perhaps hostels, or some form of temporary accommodation would be an answer.

Doug Purdy notes that there have been discussions with Legal

Services, City Manager's Office and Permits and Licenses with respect to what measures the City could take to assist local neighborhoods to avoid the kind of undue dislocation that could take place as a result of Expo. He also notes that they are exploring what kind of legislation would be necessary to enable the City to take action against price-gouging. City staff are reviewing all measures carefully to determine what kind of reasonable protection could be given to residents in permanent accommodation in the downtown core area of the city.

Mr. Purdy, in response to the suggestion that problems were being "created" where none existed, states that the concerns could not be ignored on the assumption that accommodation problems would not occur. He also stated that price-gouging was not likely to occur in larger hotel accommodation, but rather in the smaller hotels on the periphery as they did not have the same stake in the tourist industry (CAC minutes, MAY 14, 1984).

**MAY 29, 1984** - Expo 86 officials kill a proposal (the Expo Housing Program) which would have created 457 housing units in the Downtown Eastside. Instead the contracts will be awarded to private developers. Cost approx., \$20 million. David McPhee, an assistant to Expo chairman Jim Pattison said the decision was based on cost. Expo was asked to contribute \$6 million to the \$34 million project proposed by the Chinese Benevolent Association, DERA and First United Church.

**JUNE 1984** - The Expo Board of Directors confirm an anticipated reduction to the capital budget. This results in site-wide down-scaling of design development. The amusement zone and north gate are eliminated entirely (Government of Canada, 1986). This upsets members of the Townsite Renaissance Corporation and Downtown Vancouver Association who were counting on this gate to revive and revitalize the old Townsite area which is an area covering 300-400 acres of land and included Gastown, Chinatown and the Hastings/Pender corridor and the foreshore area (the Downtown Eastside) (CAC minutes, JUNE 25, 1984).

**JUNE 5, 1984** - In an article in the Weekly Post notes that the City demanded four promises from Expo planners back in 1980 when the provincial government applied for permission to hold the exposition. They were that:

- (1) it would involve no cost to the city;
- (2) provide a new light rapid transit service system;
- (3) provide new amenities to the city; and,
- (4) provide new, affordable housing for those displaced by the fair.

Mayor Harcourt said the city would instead press ahead with "Plan B" which would see the city, the three sponsor agencies and CMHC cooperate on the housing project. He wants to continue

negotiating with Expo chairman Jim Pattison for low cost housing.

**JUNE 25, 1984** - An interim lease agreement is signed on behalf of the City for the Fleck Bros. Ltd. industrial equipment warehouse facing Alexander Street at Columbia in the Downtown Eastside. The project is a \$18 million, 176-unit housing scheme. The land cost approximately \$1.2 million.

A CAC meeting was held today. At it Ms. Jean Swanson states that displacement of residents was still a major concern and the SPD would not be able to prevent it (CAC minutes, JUNE 25, 1984).

**JUNE 26, 1984** - CMHC recommends that an additional allocation of 118 units be built for Downtown Eastside displacees (Sarti, July 11, 1984). Also, local CMHC is currently reviewing the DERA, CBA and FUC proposals.

**EARLY JULY, 1984** - Expo 86 has decided not to proceed with a subsidized housing proposal involving over 450 housing units on six to seven sites.

**JULY 6, 1984** - The Special Council Committee on Seniors urges Expo 86 to provide subsidized housing in the Downtown Eastside for low income people.

**JULY 20, 1984** - DERA organizes a "politicians tour" through the Downtown Eastside neighborhood to raise awareness of the potential for Expo 86 housing impacts. Jim Pattison, Iona Campagnola, Bob Skelly, Art Kube and Roy Gautier went along. This is the first time a rent freeze is brought up in public, as well as inclusion of the residential hotels under the BC Residential Tenancy Act. Jim Pattison is quoted as saying "I can tell you right now we're anxious to help. We're anxious to do anything we can to help alleviate these problems," (Spence, July 25, 1984).

**JULY 31, 1984** - Clayton Research Associates and Woodbridge, Reed and Associates release a study commissioned by the Ministry of Lands, Parks and Housing. The study, The Vancouver Rental Housing Market to 1991 estimates 1,000 units will be needed for Expo 86 employees with an additional 1,000 units to deal with demand from other workers at the fair and the excess demand for commercial hotel-type accommodation from visitors.

City Council requests of civic staff a status report on the City's Expo Housing Program and further that Council seek a meeting with Expo and CMHC to discuss this matter. SPD to coordinate report.

**AUGUST 1984** - The BC Government declares Expo 86 a Special Development Zone, forcing union and non-union to work on adjacent but "separate" Expo projects (Government of Canada, 1986).

**AUGUST 2, 1984** - The University of BC and the Expo 86 corporation enter into an agreement under which Expo has rented student housing accommodation that the university proposes to build. Proposed budget of \$15.3 million.

**AUGUST 13, 1984** - Federal Housing Minister Charles Lapointe announces that an extra \$14 million will be spent this year to assist in the construction of 1,000 Vancouver-area rental housing units. Most of the 1,000 new units will be built in the central city near BC Place with some located near Lower Mainland ALRT stations. \$700,000 has been added to BC's Residential Rehabilitation Assistance Program Fund this year.

**AUGUST 28, 1984** - City Council votes 7-3 to buy the land for the Four Sisters co-op. With respect to housing policy in the area, Max Beck states that co-op's are needed in the area as "We don't want a sea of single men's hostels. We want a balance" (Farrow, August 30, 1984).

**SEPTEMBER 28, 1984** - SPD still preparing status report requested on July 31, 1984. Should be ready by October 18, 1984.

**OCTOBER 18, 1984** - The status report is released to Council. In it "Director of Social Planning is taking a survey of hotel and rooming house owners and operators to determine the extent of dislocation of permanent residents in Downtown Eastside rooming houses that may occur as a result of Expo. He will report to Council with proposals on how to control such a dislocation if it is likely to occur.

The City is presently assisting the FUC, DERA and CBA in co-op and non-profit rental projects, all in the Downtown Eastside area. These projects will help relieve the potential dislocation of long-term residents arising out of Expo.

The City has been successful in obtaining additional funding under the RRAP, as well as enlarging the area in the Downtown Eastside which qualifies for assistance under the program. Efforts are continuing to increase the scope of RRAP and enlarge the number of units available under the CMHC non-market housing program in the next few years.

**OCTOBER 1984** - Among the more recent social housing projects completed in the Downtown Eastside are the old Europe Hotel conversion in Gastown; the Bill Hennessey Place low-income project on E. Hastings; DERA Housing Co-op on Alexander, and the Affordable Housing Society sponsored Ford Building at Hastings and Main, which was to be completed in August of 1985.

**NOVEMBER 8, 1984** - The Federal Government announces that it has killed the \$14 million rental housing subsidy program for Vancouver. This was the program announced on AUGUST 12 after the

provincial housing study forecast a shortage of 1,000 housing units because of Expo 86. The vacancy rate in Greater Vancouver is 2.5 % at this date (Hamilton, November 10, 1984).

**DECEMBER 1984** - Donna McCririck who is conducting the Downtown Expo Housing Survey for the SPD notes that there is "little hard evidence that long term tenants are being evicted. Many lodging houses are operating at the margins and cannot afford: 1) to turf out long-term tenants until just prior to Expo; 2) when they do upgrading it will be minimal (modest paintup and clean up); 3) When it happens, if it happens, it will be too late to do anything. If legislation is in place nobody loses but if it is not in place, a problem arising could result in dislocation."

**JANUARY 1985** - The final Expo budget is announced. \$806 million with anticipated \$311-million deficit. \$700 million more invested by participants (Government of Canada, 1986).

**JANUARY 1985** - The tenants in the Georgia Rooms at 207 E. Georgia are told they have to be out by April 1. The 60 tenant building is being demolished to make way for a project slated to open in the spring of 1986. It will include 14 luxury residential units and 186 parking stalls. The owners are Golden Crown Holdings Ltd., and the project's architectural consultant is James Cheng.

On JANUARY 24 Jimmy Pattison told the Vancouver Sun that some form of government action is necessary. "I basically favour some form of protection for the people who live in that part of town ... There's no question that some greedy landlords will take advantage of the situation ... We've got to do something to help those people who can't protect themselves," (Glavin, January 25, 1985).

**JANUARY 19, 1985** - At a seminar on Expo sponsored by the Centre for Investigative Journalism, Max Beck, Director of the SPD, raises the idea of a rent and eviction freeze.

**LATE FEBRUARY, 1985** - SPD makes enquiries to Expo regarding their breakdown of hotel patronage. They expect to soon recommend a moratorium on evictions and rent increases for the period of the Fair, similar to the legislation introduced in Los Angeles for the 1984 Olympics.

**APRIL 10, 1985** - Mayor Harcourt follows up an earlier letter in 1985 with a formal request to the Minister Responsible for CMHC (Bill McKnight) to complete the Expo 86 City Low Income Housing Program in which the City wanted 765 units. He notes that the City was fortunate to obtain the special allocation of 151 units through CMHC as an alternate solution (DERA's Four Sisters). \$500,000 was also added to the City's RRAP budget providing a total 1984 Landlord budget of \$847,269. Harcourt also lobbies for an additional 264 special needs units in time for

Expo 86 (CBA to receive if approved).

**APRIL 15, 1985** - The City's Development Permit Board gives approval to the \$9.7 million Four Sisters project. Jim Green says that 50 per cent of the project's 130 units will be occupied by subsidized tenants -- welfare recipients and the working poor -- and the objective is to provide affordable housing for the people displaced by Expo 86 "I think the whole nature of this area is going to change," said Max Beck, Director, SPD. (Moya, April 16, 1985)

**WEEK OF APRIL 10, 1985** - The Georgia Rooms are demolished at 207 E. Georgia. Abbott Hotel for sale now.

**APRIL 26, 1985** - Elda Anderson, properties manager for Liberty Investments Ltd., which owns four West End towers at 1600 Beach and at 1651 Harwood said she has agreed to set aside suites for clients who want short-term rentals during Expo. She said her clients are in "corporations and provincial government willing to pay rent to keep suites empty three months before Expo starts." On April 25, 1985 West End planner Craig Rowland addressed council's planning committee and it moved to toughen a bylaw which already prohibits converting West End rental housing. (Fournier, April 26, 1985).

**MAY 1, 1985** - SPD examining nature of the vacancy rate in Downtown Eastside hotels and rooming houses.

**MAY 6, 1985** - Western Sports Hotel at 139 E. Hastings is evicting 16 tenants from sleeping units.

**MAY 8, 1985** - A proposal put forward to rent the DERA Four Sisters Project to Canada Harbour Place for duration of Expo plus one month before and one month after. The purpose of this action is to gain capital which can be used to subsidize permanent tenants after they move into the project.

**MAY 14, 1985** - City Council waiting for a proposed report on the impact of Expo on housing supply. It was promised by the SPD but hasn't appeared yet.

**MAY 1985** - City Council ordered the Travellers Hotel, the Hornby Rooms and the Vernon Apartments closed down because of failure to comply with their requests to honour the fire safety and standards of maintenance bylaws. Interestingly, the Gastown Lodge at 176 Powell is facing a similar request in the month of June. It is owned by Peter Hu who operates Hu Enterprises out of a Kingsway office. He also owns the Vernon Apartments and a hotel next door to the Gastown Lodge at 134 Powell and the Ocean View Guest Home at 15638 Buena Vista in White Rock. It is a 138-bed private rest home which just doubled in size during the fall of 1984 (at a cost of more than \$1 million). Furthermore, it is

noted in this newspaper article that city studies show a significant drop in the stock of rooming house accommodation, with about 250 units lost per year over the last five years (Bolan, June 11, 1985).

**MAY 30, 1985** - Minister Responsible for CMHC (Bill McKnight) responds to Mayor Harcourt's APRIL 10 letter. He can't commit number of units as requested.

**JUNE 6, 1985** - SPD has examined the Downtown Housing Survey carried out in DECEMBER, 1984 and puts forward two options to the City Manager for Community Services Committee. The first option proposes a rent freeze and no eviction program to be administered by the City to safeguard the tenure of the downtown, permanent, low income residents. The second option proposes staff merely continue to monitor the situation closely and report back to council by JANUARY 31, 1986 the results of the fall survey of Downtown Housing.

They note that at present it would appear that a large majority of hotel operators will not be undergoing major upgrading specifically for Expo 86...If they are going to take such action, they will likely wait until the last possible moment - JANUARY or FEBRUARY 1986, to do so.

The Director of Social Planning can find no significant evidence that a small or large number of permanent, low-income tenants will be evicted. The lead-in-time for evictions is modest and "to take any preventative, protective action in this area, the City needs enabling Provincial Legislation and such Legislation needs to be drafted at fall sitting."

"The Director of Social Planning is of the opinion that an ounce of prevention is worth a pound of cure." He wants a time-limited, no-rent, no-eviction legislation to be applied. This would only affect rooms where long-term residents live -- not vacant rooms.

**JUNE 13, 1985** - DERA put forward a proposal to City Council to enact a law to prevent the eviction of downtown rooming-house tenants. Endorsed by the SPD, the report also recommends a rent freeze during Expo for long-term tenants of rooming houses. The report says there is no hard evidence yet suggesting rooming house tenants will be displaced but Max Beck states "an ounce of prevention is worth a pound of cure." Community agencies would be asked to volunteer their services to certify tenants as eligible for rent and eviction protection and monitor the situation during the fair (Moya, June 13, 1985). This would require the city charter to be amended says the city's community services committee.

The SPD had considered compiling a registry of tenants who would be eligible for the legislation but it was considered to be too difficult.

**JULY 9, 1985** - Jimmy Pattison and Premier Bennett were attending an Expo-related tourism meeting in Cranbrook today and Pattison was reported as saying there has been discussion with the government about legislating room rates to control prices (Hamilton, July 11, 1985).

**JULY 26, 1985** - A meeting was held at Carnegie Centre about the possible impact of Expo and 150 people attended. In an interview BC Hotels Association president Rick Higgs said there is no need for a bylaw and evictions and rent increases are "just not an issue," (Nathan, July 27, 1985).

**AUGUST 13, 1985** - At City Council meeting today, Council splits 5-5 on five recommendations which, if passed would request the provincial government to amend either the City Charter or the Residential Tenancy Act until October 13, 1986. At the Meeting Rick Higgs of the BCHA states, "Our members have no intention of evicting tenants or making unjustified rate increases in time for Expo." Alderman Gordon Campbell states that the rent freeze advocates are "trying to set up a bunch of straw men and burn them down....The hotels in the Downtown Eastside are not going to be prime locations for Expo," (Minovitz, August 15, 1985).

Aldermen request information be brought forward listing buildings which were in the "system" (ie. being upgraded).

**AUGUST 1985** - SPD trying to get sense of buildings which are potentially being renovated and are breaking City Bylaws. They dealt with City staff in the Permits and Licenses Department which is reviewing current development and building permit applicants. They look for:

- 1) conversion from residential to commercial use;
- 2) substantial upgrading of existing residential units;
- 3) conversion of sleeping rooms to contained dwelling units.

**SEPTEMBER 20, 1985** - A computerized early warning system is now being operated which will alert City staff to an applicant for a development or building permit by a Downtown Lodging house owner or operator. Trends to be reported to City Council.

**OCTOBER 10, 1985** - Debate over eviction issue held in Carnegie Centre. George Madden, Vice President - Communications for Expo 86 was there as well as Jim Green (DERA) and other community representatives. George Madden tells me that there were only 150 evictions in Knoxville during Expo 82. They were only a "few students" in temporary, rundown housing. The newspaper articles which stated that 1000-1500 people were evicted "made a mistake".

**OCTOBER 22, 1985** - Council votes 8-3 to direct the City's Law Department to draw up proposed changes to the City Charter to present to the Provincial Government. Council also votes to send request to the Expo Board of Directors to support their request for City Charter changes.

**NOVEMBER 1, 1985** - Mayor Harcourt meets with Provincial Ministers to discuss the necessary Provincial enabling legislation and documents requesting City Charter amendments to enact a temporary control of rent increases and conditional eviction protection.

**NOVEMBER 1, 1985** - A Vancouver Sun survey of Greater Vancouver hotels shows the Austin Motor Hotel increasing its rates from \$32 to \$65 (103%) because of renovations (Cox, 1985).

**NOVEMBER 19, 1985** - A proposal to give Downtown Eastside residents temporary protection against evictions during Expo 86 was defeated on a tie vote (5-5). The motion called for the City to ask the Provincial Government to amend not the Vancouver Charter but the Municipalities Enabling and Validating Act. It would have prohibited residential rent increases greater than 10 per cent and evictions unless a tenant is unruly or defaults on rent in the area bounded by Burrard, False Creek, Clark and the harbour. The 5-5 tie exists because Mayor Harcourt is ill and he cannot vote.

After the loss, Davies moves THAT this whole matter be deferred to the next meeting of Council at which time the Director of SPD report on the viability of the City establishing a tribunal to deal with evictions. FURTHER THAT this report also review current procedures under the Residential Tenancy Act. (Lost on tie vote with Bellamy, Brown, Campbell, Ford, Puil opposed. These aldermen also opposed the first motion).

**DECEMBER 14, 1985** - 25 Squatters are kicked out of the abandoned Marshall Hotel at 569 Hamilton Street. The Marshall is supposed to be demolished to create more parking space for Expo 86. BC Hydro pays the \$7,500 relocation fee as they are the hotel's owner.

**JANUARY 1986** - The ALRT goes into operation.

**JANUARY 24, 1986** - City Planning Department Director Ray Spaxman delivers a report to City Council today about a proposal by West Coast Executive Tourist Accommodation to rent out new suites in apartments as hotel rooms during the fair. Spaxman wants this provision, if passed by City Council to be limited to buildings which have never been occupied prior to Expo; be permitted in busy areas only; be of use until OCTOBER 15 latest; be restricted to commercial, heritage or other zones where hotels are permitted. City bylaws do not permit hotels in most zoning

districts in the city, including all residential neighborhoods, and the regulations would have to be amended to allow temporary hotels. This comes before Council on JANUARY 28.

**FEBRUARY 6, 1986** - The College Place Hotel in New Westminster is putting in \$125,000 worth of renovations and raising its rates from \$55 a week to \$55 a day (700%). There were some long term residents, including one man who had lived there for 23 years. A total of five tenants went to the Lower Mainland Community Housing Registry Society for help. CMHC has first charge on the residence and they agreed with the hotel owner, Jack Butterworth's proposal. The receiver - trustee firm of Henfrey, Samson and Belair Ltd., stated that "we're doing about \$200,000 worth of refurbishings" and that since this deal has been approved, wholesalers said they can rent the entire complex to Expo visitors. Butterworth is a former BCHA president (Bolan, Feb 6, 1986; Sarti, Feb 14, 1986).

**FEBRUARY 12, 1986** - The owner of the Olympic Hotel, a 23-room hotel, has told the manager she has until February 28 to give up her lease. The owner is Kwok Tung Jow and his lawyer is David Chong. The lawyer stated "he (Jow) doesn't plan to cash in on Expo...It is an upgrading program that has been in the works for a year now...It's a renovation." She has been paying \$750 a month to Jow but in August he told her it would go up to \$1,600 and then in October it would go up to \$2000. The nine tenants in the place pay an average of \$235 a month rent. No eviction notices.

**FEBRUARY 14, 1986** - DERA releases a survey today which states that more than 30 hotels in the Downtown Eastside are planning renovations to at least 1,000 low-rent rooms. Hotels surveyed indicated that they are raising their rates up to 600 per cent. The Metropole at 320 Abbott has begun \$150,000 worth of renovations -- of the 65 rooms, 50 will serve Expo tourists with rent in the \$45 a night range whereas it was \$235 per month before; a 600 per cent increase. The Metropole spokesman Paul Olsen said rents in the renovated rooms will be boosted slightly to about \$250 a month following Expo. Other hotels mentioned by DERA include the Georgia Rooms, at Georgia and Main; the Beacon, at 7 West Hastings which is closed for renovation into an apartment hotel; and the Lotus Hotel at 455 Abbott which started changing tourist rates when BC Place Stadium was opened. As well, tenants at the Marble Arch were given notice before Christmas that rooms with baths would be renovated and the rates raised. Others include the Niagara, 435 West Pender converting 70 rooms and charging \$50 per night for a single; the Patricia, 403 East Hastings, converting 126 rooms at \$65 per night; the Regent, 160 East Hastings, 100 rooms, at \$25 per night and the Sunrise, 101 East Hastings, 10 rooms at \$25 (Sarti, February 14, 1986).

**FEBRUARY 18, 1986** - SPD (and tenants) starting to feel pressure because of hotel owners and operators renovating or planning to

renovate suites. SPD sets up the following timetable to attempt to get a hold of the situation:

- 1) Questionnaire plus letter of introduction, interviewing procedures and sampling plan set up by FEBRUARY 24.
- 2) Train U.B.C. students for the survey on FEBRUARY 25.
- 3) Inspection of buildings FEBRUARY 26, 27, 28.
- 4) Data analysis MARCH 3, 4, 5.
- 5) Write report MARCH 6-9.
- 6) Report to Community Issues Committee MARCH 13 and to Council MARCH 24.

**FEBRUARY 19, 1986** - Roger Hebert, Director of Permits and Licenses states that they will ignore the zoning and development bylaws which restrict the number of people who can board in a residence that has not been inspected and licensed by the City and that does not meet certain safety standards. This is with respect to the provincially sponsored Expo 86 Guest House Program. This will be only during the Expo period. The program is operated by Res-West, Expo 86's hotel reservation system.

**FEBRUARY 25, 1986** - SPD carries out a telephone survey this morning to confirm the one carried out by DERA a week earlier. In this survey, it appears that approximately 216 tenants will be displaced.

**FEBRUARY 25, 1986** - 250 people came to a debate between Mayor Harcourt, Jim Pattison and Jim Green at the Ukrainian Hall in Strathcona. They discuss the issue and evictees gave the proof. Pattison pelted with eggs for his involvement in the distribution of pornography (O'Brien, February 26, 1986).

Earlier today, City Council voted unanimously THAT staff meet with the representatives of the BC Hotels' Association to urge them to persuade their members to not evict long term residents in Downtown Eastside hotels for Expo. The main motion was MOVED by Alderman Davies and it was THAT Council immediately request the Provincial Government to introduce legislation to enact proposed rental controls and a no eviction program during Expo. It was phrased as a proposed amendment to the provincial Municipalities Enabling and Validating Act, freezing evictions on any residential premises in the Downtown Eastside retroactively from SEPTEMBER 1, 1985 until OCTOBER 12, 1986. It defines as a tenant anyone who has resided in a rental unit continuously for at least a year. It would only apply to hotel rooms which do not exceed, as of the 1st of September, \$200.00 for a single person and \$340.00 for a couple (the Provincial GAIN rates). Also, the

program would only apply within the area of the City of Vancouver known as the Downtown Eastside (the larger definition). The last point is that rent increases as of September 1, 1985 over 5 would be considered invalid.

At city hall Doug Purdy said at least 216 tenants face evictions. The three aldermen opposed to this motion were Bellamy, Puil and Campbell.

Also, City Council wants the Mayor and President of Expo 86 to meet with the Premier to discuss this issue.

**FEBRUARY 26, 1986** - Mayor Mike Harcourt is urging tenants to defy their eviction notices and remain in their suites. He is also sending hotel owners letters asking them to tear up eviction notices and roll back rent increases. In the letter he warns them that the City Council is seeking provincial legislation to prevent landlords from evicting people and instituting large rent increases during the world's fair. 50 tenants evicted from the Patricia at this date and another 50 from various other hotels. Rent at the Patricia was \$220 per month before rising to \$54 a night. As well, after hearing about DERA's survey results, the SPD did a quick telephone survey of 26 of the 40 hotels DERA surveyed. 22 were undergoing partial or total refurbishing, and this is where they extracted the 216 evictee figure (Cox and Krangle, February 26, 1986).

**FEBRUARY 26, 1986** - With respect to the proposal to use newly constructed apartments as hotels for Expo tourists, Vancouver City Council has agreed to send the item on a public hearing, probably on FEBRUARY 27. The planner dealing with this issue is Pat Johnston. At this date the Vancouver region still has 560,000 room nights available of hotel space - 329,120 of the nights (66%) in the city of Vancouver. Results of the survey by the BCHA tallied up to 75 per cent of the hotel space in the region already booked.

**FEBRUARY 26, 1986** - Daniel Stephen Ponak jumps to his death from the third floor of the Patricia Hotel. He was 50 and was to be relocated. Lands, Parks and Housing Minister Jack Kempf said he was "certainly sorry" to see the evictions happen but he does not support rent controls and Human Resources Minister Jim Nielson said they can't enact legislation to control a few "greedy" hotel owners (Cox and Krangle, February 27, 1986).

**FEBRUARY 27, 1986** - Marble Arch Hotel operator Ron Polson said tenants in 40 rooms will be ousted for renovations, but they will move to cheaper rooms in the same hotel or in another hotel he owns (Horwood, February 27, 1986). Harcourt backs down from his suggestion that evictees defy their eviction notices, by advising tenants to "sit tight" until Victoria acts on the city's request.

Doug Purdy said the City could arrange temporary emergency shelter with the Ministry of Human Resources and the Red Door Rental Aid Society. The GVRD voted unanimously in favour of emergency legislation to try to prevent the evictions. Expo lawyer dealing with this issue is Bruce Wooley (Cox and Krangle, February 27, 1986).

**FEBRUARY 27, 1986** - The Ng crisis starts. Tenants at 1531 Barclay are handed eviction notices today telling them they could return when the fair ends in October.

**FEBRUARY 28, 1986** - A meeting is held between City staff and representatives of various Provincial ministries. Doug Purdy states that the SPD would like some assistance from the Province and coordination with various ministries and departments of the City. The options at this date are:

- 1) do nothing;
- 2) joint relocation approach;
- 3) leave it to the Provincial and Federal governments with a concentration on legislation; and,
- 4) emergency non-market accommodation.

Option 3) is chosen by the SPD.

Doug Purdy did note that they enquired whether Res West, the hotel registry system set up by Expo was listing any evicting hotels and if so, could they stop. Res West stated that they cannot discriminate between hotels. Also, the SPD has retained the services of a person who is working out of DERA offices to relocate tenants who require assistance. They have created standardized relocation forms for the purposes of this function. This Task Force planned to meet next week to look at the survey results.

**FEBRUARY 28, 1986** - John Jessop of the SPD states that at least 300 downtown residents have been dislocated and "The trend has just started," (Horwood, February 28, 1986).

With respect to Ng crisis, Harcourt said the city will do everything in its power to stop the evictions of these tenants and Al Floyd, supervisor of development permits for the planning department has been instructed to refuse development permits to owners of apartment buildings who want to convert to hotels for Expo. The Regal Place at 146 West Hastings is the other hotel to evict 50 tenants getting that early 100 figure.

**MARCH 1, 1986** - Ron Polson, who is renovating the 170-room Marble Arch Hotel, promises his residents none will be evicted, as did Richard Fleck, part owner of the Dominion Hotel at 210 Abbott. 60 rooms in the Marble Arch will be rented to Expo tourists. At a later date, the Dominion Hotel evicts tenants.

**EARLY MARCH, 1986** - SPD meets with Minister of Municipal Affairs to discuss issue.

**MARCH 2, 1986** - During CHEK-TV's "For the Record" Municipal Affairs Minister Bill Ritchie states "I can't help but feel that when someone has lived in accommodations for 14 years and is suddenly evicted, that's serious and I don't like to see that at all. We're going to have to find a solution ... The GVRD has a very substantial inventory of rental units, I believe 3,082. There's over three per cent of those vacant at the moment. I believe it's 3.14 per cent vacant, so we must look at that vacant occupation," (Sarti, March 1, 1986).

**MARCH 3, 1986** - The Blackstone Hotel on Granville has handed out eviction notices, and will be renamed the Senate House. I believe the actual date of the eviction notices was March 1. 65 tenants out.

**MARCH 3, 1986** - Mayor Harcourt travels to Victoria with Jim Green (DERA), Doug Purdy (SPD) and Jim Pattison (Expo 86) to request the necessary Provincial Government action to stop the evictions. The Provincial Government is only willing to consider action if residents are literally being thrown into the streets. Earlier in the day the Expo board passed a resolution expressing concern about the problem and Pattison was authorized to ask all the hotel owners "not to evict any more tenants until they have an alternative place to go," (Sarti, March 4, 1986). As well, we find out that management of the Blackstone will be taken over by the Chateau Granville, a member of the Best Western Hotels chain. One of the Blackstone evictees stated "I don't understand why the government can't put on rent control ... during the war, we had rent control. Well, there's a new war on now - it's a war against poor people ... I'm not the ruler of my own destiny any more. The dollar bill is the ruler of my destiny," - Joseph Smith, 87. (Sarti, March 4, 1986)

**MARCH 5, 1986** - In a Vancouver Sun article, the total number of evictees is stated to be roughly 250 long-term hotel residents and according to the SPD, another 900 face loss of their housing. The SPD is almost finished their student survey of the 292 buildings.

**MARCH 6, 1986** - SPD looking into the property tax status of some hotels in the Downtown Eastside. Some are taxed "residential premises" and not "commercial purposes" and are evicting permanent residents.

**MARCH 6, 1986** - Nolan Fisher, owner of the Astoria and Regent hotels on Hastings has guaranteed that his 51 long term tenants will not get evicted. Apparently the eviction total is 200-220. According to Steve Leary of the city, the numbers include: The

Marble Arch Hotel, 10 tenants; the Regal Place 15-30; the Patricia, 50-60; the Blackstone Hotel, 65; the Ranier, 14 and 40 to 50 tenants in the Royal Manor Inn on Franklin face a 40 per cent increase; and the Lotus, 40. The GVRD units are filled now says manager Mike Walker, who can be located at 523-9513 (Hauka, March 6, 1986). The Rainier Hotel at 309 Carral is closed for renovations. Earlier this week 14 were evicted from it.

**MARCH 6, 1986** - Bill Ritchie, provincial Minister of Municipal Affairs, is interviewed on Canada A.M. (a television news show). He calls Jim Green "a political activist stirring people up."

Ritchie also releases a News Release for the press. It contains the following statement:

While he did not rule out legislation to ensure responsible behavior, he said that the hotel owners should be given a chance to demonstrate good corporate citizenship.

**MARCH 7, 1986** - Bill Ritchie is in Vancouver today holding the first meeting of a provincial-city task force. The preliminary results of the survey are in. It looks like some additional dislocations will occur and that there are a significant number of vacancies. In the meeting a number of assumptions are apparent on the part of the Minister.

- 1) Vacancies do not need to be in the Downtown Eastside area. Vacancies must be considered throughout the entire Lower Mainland.
- 2) Vacancies must not preclude any vacancies regardless of the nature of the accommodation (2,3,4 bedrooms, if available must be used).

Furthermore, he is upset with respect to the conditions under which social housing is available.

Other issues which come up include the following. Firstly, legislation has not been ruled out yet. Secondly, the idea of a "clearing house" came up. The SPD would provide: a computer and program; programmer (relocator) who would update vacancy lists and match tenants; special phone line; truck and staff to physically move people; and furniture.

The Registry Process would be as follows:

- 1) City sets up a registry with telephone line to receive calls.
- 2) All social housing agencies and private landlords list with the registry.
- 3) Pertinent information (eg. cost, location, suitability, amenities etc.) noted in each unit.

- 4) DERA obtains hard copy of list of vacancies each day for posting.
- 5) Dislocated tenants are advised to go or to contact registry for relocation assistance.
- 6) Tenants can select vacancy.
- 7) When tenant is relocated, other services such as moving and MHR assistance are brought to bear.

**MARCH 8, 1986** - University of BC social work professor Mary Hill warns that evictees will get sick and even die at a faster rate if moved. "What they (politicians) are ignoring is that the likelihood of death or illness is increased by involuntary relocation, the depression and hopelessness that comes with that kind of change. Study after study shows that ... All change involves stress, but these (Expo evictions) precisely combine the three factors that are dangerous to the elderly: the relocations are involuntary; they are sudden, without any preparation; and they bring about a major change in the environment," (Sarti, March 8, 1986).

**MARCH 9, 1986** - Henry Ng is offering deals to his tenants if they move out even though he has lost his first bid to evict tenants -- they won a month's reprieve on Friday when the Residential Tenancy Review Board threw out the eviction notices as they were not properly filled out.

**MARCH 10, 1986** - The City's Chief Medical Health Officer, John Blatherwick, orders his staff to tackle the medical problems caused by the evictions of elderly residents. He said a group consisting of staff from the North Health Unit will track down and monitor the health of the displaced residents. Blatherwick stated "Look at the ages -- 70s and 80s. I'm concerned. These people can die -- that's the worst." Dr. Stephen Gray is the North Health Unit medical officer. He will meet with DERA and then monitor hospitals and other agencies such as the public trustee, the homecare and home nursing services and even the police and the jail, to find out what has happened to the displaced. The numbers are approximately 300 (Sarti, March 11, 1986).

The City Manager feels that at the Task Force meeting on March 8, "most noted the hardship on those being dislocated, particularly the elderly. There was clearly a difference in philosophy and approach among those present relating to the matter of tolerating further evictions."

**MARCH 11, 1986** - SPD goes before City Council to ask approval that: 1) Director of SPD be authorized to retain the position of a full-time housing co-ordinator; 2) a housing registry be set up and operated out of Carnegie Centre; and, 3) all costs be accounted for and the Province be approached regarding reimbursement. Also, Doug Purdy notes that Legislation has been

drafted and if the Registry establishes that "significant" numbers of tenants are being displaced, the Province will enact it.

**MARCH 11, 1986** - Two men die after their eviction from a hotel two weeks previously.

The Ambassador Hotel gives 36 elderly residents 7 days notice to leave the premises. There are approximately 300 evictees to date and no one is tracing who is evicted and where they are going (Sandra James, interview, JULY 8, 1987).

**MARCH 12, 1986** - On CBC TV's 11:00 p.m. news, Bill Ritchie announces he is launching an inquiry into social housing. Later on the 11:30 BCTV news, Harcourt states that the Regal Place was taxed 37% residential and the Patricia 45%. A new city strategy arises in public.

**MARCH 13, 1986** - The SPD is attempting to stop the tax breaks given to some Downtown Eastside hotels as they were providing some shelter to long-term tenants. They will go to the BC Assessment authority for revisions. Also Purdy stated that there have been 275 evictions so far and another 150 are expected by May 1 (Fayerman, March 13, 1986).

In the provincial legislative question period Bill Bennett and Emery Barnes tangle over the eviction issue. Bennett states "The problem is just not going to be Expo. It's going to be social housing for people at all times, how it's delivered and whether all the available units really are being offered to those most in need." Socred MLA John Reynolds asks why Harcourt didn't act years ago to ensure the evictions didn't happen and he said: "You don't have to be an NDPer to help people in this province" (Fitterman, March 13, 1986).

**MARCH 13, 1986** - DEEDS, St. James Social Service and the New Hope Centre have started a "Shelter Crisis Hotline" at 689-9536.

**MARCH 21, 1986** - Vancouver coroner Gerry Tilley said that the two elderly men who died after they were evicted both died of natural causes. Both had long histories of medical problems. There is also a sharp increase in the number of evictions from apartments. As well, Jack Hayes, executive director of the B.C. Rental Housing Council, which represents 3,000 landlords has been getting many calls from landlords interested in converting suites (Sarti, March 21, 1986).

**MARCH 24, 1986** - On BCTV news, it is reported that there have been 315 evictees so far with 34 facing health problems. For example, one woman was a former schizophrenic who had been stable for 3 years but after the eviction, she broke down.

**MARCH 25, 1986** - Chief Medical Health Officer Dr. John Blatherwick submits a report to City Council today. He asks "Does a health problem exist?...Yes. Thirty-four of the 300 individuals have serious health or handicap problems and thus are at risk from the increased stress brought on by the relocation." The two men who died were Saul Kahan, 80 and Alexander Mairs (Sarti, March 25, 1986).

**APRIL 2, 1986** - The City sets up a computerized hotline for evictions in the basement of Carnegie Centre. Also tenants are no longer facing eviction notices but rather rent increases. At the Silver Hotel, 175 West Pender, rooms that were \$260 a month will go up to \$85 per night said a hotel spokesman. The Golden Crown Hotel at 108 West Hastings is going from \$300 a month to 100 per week (Sarti, April 2, 1986).

**APRIL 4, 1986** - At a town hall meeting, John Turner calls on the Provincial Government to intervene to make sure there are no more Expo-related evictions.

**APRIL 4, 1986** - Harold Scarrow, 61, left the Lotus Hotel and dove under the wheels of a dumptruck at Pender and Carrall. The Lotus had hiked its rates from \$225 per month to \$50 per day April 3. The desk clerk stated that Scarrow knew the rates would increase when he moved in. The hotel manager Raphael Perez said he won't evict any tenants who've lived there more than a year (Fournier, April 8, 1986).

**APRIL 8, 1986** - On Canada A.M. today, Bill Bennett states Expo is "a business venture" and "Expo is the catalyst for the explosion" and with respect to the evictions "when you do something visionary and exciting" there will always be a few problems. He left the impression that there is not much of a problem and that all is well in the city. In a Vancouver Sun newspaper article (April 9), the total number of evictees is stated to be around 500.

In the House of Commons, MP Ian Wadell told of the crisis. In reply, Transport Minister Don Masenkowski stated "we're concerned but it's not in our jurisdiction."

On CBC TV News, one tenant, Mike Hardy, refuses to leave his room in the Metropole Hotel and let renovators in. They have put up a piece of carpet where his door used to be.

**APRIL 8, 1986** - At City Council meeting Alderman Ford moves a motion for the creation of a registry of residents who have lived in the area for ten years or more, in order to develop a housing strategy for them.

**APRIL 9, 1986** - Housing Registry at Carnegie in "full force" and is being well received.

**APRIL 10, 1986** - A Residential Tenancy Branch arbitrator rules that tenants of the Ng building can ignore eviction notices. This is a 22-suite building. Eight of the tenants proceeded with this appeal while others chose to accept Ng's offer of a half a month's free rent if they left. With respect to the vacant suites left, City permits and licensing director Roger Herbert said it will still be illegal for Ng to rent to tourists (Bolan, April 11, 1986).

**APRIL 11, 1986** - In a report to the City Manager from the SPD, it is noted that 5-6 people per day are seeking relocation assistance. Also, "at least 350 people and likely more have been evicted or dislocated since the beginning of the year.

**APRIL 11, 1986** - On CBC radio today, Bill Bennett said Expo has been able to do something the city hasn't been able to do - "get rid of the slums" and this is why Mayor Harcourt is disgruntled.

**APRIL 11, 1986** - The heat and intercom systems in the Ng building were cut off today.

**APRIL 14, 1986** - The boiler is back on in the Ng building after the city licensing department threatened to send in a contractor and bill Ng. Max Beck prepares a report for City Council asking for \$40,000 to operate the city housing registry, which council approved last month. He also estimates about 350 people have been evicted so far (Krangle, April 14, 1986).

**APRIL 15, 1986** - City Council approves the \$40,000 registry financing. At council Doug Purdy discusses how the Metropole Hotel at 320 Abbott removed doors from rooms of tenants who refused to move.

DERA proposes a boycott of a number of hotels and asks for SPD input. SPD attempting to find out if certain hotels are doing extensive renovations without permits.

**APRIL 16, 1986** - NDP MLA Emery Barnes suspended from the provincial legislature for two sitting days after he accuses Premier Bill Bennett of lying to reporters about the extent of the eviction problem. Bennett feels that the relocation assistance is appropriate assistance as hotels can be upgraded at the same time (Fitterman, April 17, 1986).

**APRIL 17, 1986** - Housing Minister Jack Kempf states that the news media has been manipulated into presenting "sensationalized distortions" of Vancouver's eviction problems. "I am greatly distressed, in fact fed up, with the untiring efforts of certain elements to manipulate the media. Without doubt, their motives are not pure but politically motivated," Kempf told the legislature. Kempf said to this date only 13 Expo evictees have

approached the BC Housing Management Commission for help, while Harcourt said six a day are going to the city for help. Kempf stated "I want to go on the record in this House as stating most emphatically that if any evicted individual in need of housing assistance will contact the BC Housing Management Commission in Vancouver, we will ensure that those needs are met," (Mason, April 18, 1986).

**APRIL 17, 1986** - City Council's community issues committee agrees to send a registered letter to Ng telling him to improve the living standards of his apartment building or risk having his business license revoked.

**APRIL 18, 1986** - Olaf Solheim dies. He was the 88 year-old evictee from the Patricia Hotel. 500 evicted so far according to newspaper. Dr. John Blatherwick stated "This was a man whose way of life was completely disrupted. He was conscious of what he was doing. He just stopped living" ... "The spark went out of him after the eviction, and he just said 'That's it,'".

After hearing of Blatherwick's comments, Human Resources Minister Jim Nielsen said, "I can only conclude that those who would do so have ulterior motives" (Sarti, April 19, 1986).

**APRIL 20, 1986** - Large article in Vancouver Province about "Skid Row" area of town. Marble Arch owner Ron Polson states he is renovating 65 rooms in his 170-room hotel. The Cobalt Hotel is on Res West's booking list (Tait, April 20, 1986).

**APRIL 21, 1986** - Housing Minister Jack Kempf states, with respect to Olaf Solheim's death, "I'm certainly no psychologist but what I can tell you is that Mr. Solheim was offered superior accommodation at Columbia Place, only four blocks from the Patricia ... How can you say that the eviction cost him his life? I really don't know. I could see it if he hadn't been able to get another place," (Sarti and Fitterman, April 22, 1986).

**APRIL 22, 1986** - Jack Perri, assistant manager of the City's property-use division feels that it will be very difficult to enforce the city's zoning bylaw about apartment owners attempting to turn buildings into makeshift hotels without a special city permit. The city solicitor Ian Lawrenson said landlords can be prosecuted for breaking the law or stopped by an injunction but the city needs evidence a landlord is violating the bylaw. They only have 21 inspectors and for Expo would need 40-50 (Clark, April 23, 1986).

**APRIL 25, 1986** - Bennett said that legislation aimed at preventing evictions would also have stopped redevelopment of an area that could be termed a slum. "Handling problems of people and also encouraging the removal of areas that in many communities could be called slum area," are the government

priorities, he said (Vancouver Province, April 25, 1986).

**APRIL 25, 1986** - Lawyer Charles Lugosi said in a decision filed in BC Supreme Court that a hotel room may be occupied by a person with rights of a tenant if that room has become home. This is a Victoria test case which is the first under the new Residential Tenancy Act to decide whether an occupant of a room in a licensed rooming house is a licensee or a tenant, and this could impact the Expo eviction issue. Harcourt and Jim Green said that they haven't been able to get anyone to be a test tenant in Vancouver but Harcourt also noted that they could have started arbitrations four months ago, clogging up hearing dates and preventing hotel owners from evicting the residents until their cases had been heard (Mason, April 26, 1986).

**APRIL 25, 1986** - Ed Broadbent addresses crowd at Carnegie Centre and suggests possible Expo boycott but quickly changes his mind when he realizes how much Expo-hype is in Vancouver.

**APRIL 28, 1986** - The Tenants Rights Action Centre said today that up to 1,000 apartment units have been taken off the renters' market in Vancouver to make room for Expo tourists.

**APRIL 29, 1986** - City Council votes unanimously to warn landlords now advertising suites by the day and week that city bylaws prohibiting the use of residential apartments as hotels will be enforced throughout Expo. Council also votes to advertise in Vancouver community newspapers to let both tenants and landlords know that city apartments "are not for temporary or transient use." TRAC supplied information that 34 landlords are known to be renting roughly 200 suites to Expo tourists (Bolan, April 30, 1986).

At the same meeting, Council considers and passes a request from DERA to address it with a list of potential hotels to boycott. This was a strategy used in Knoxville at Expo 82. Also, Council wants to try to meet again with senior Provincial Government staff to persuade them to bring in the necessary legislation. And, Council is hoping that the ads will acquaint tenants with their rights, they are checking with reservation agencies to ensure that they hold valid business licenses and are aware of the requirements of the City's Zoning and Development Bylaw. Lastly, Council wants staff to look at the Victoria test case with respect to whether or not an occupant of a room in a licensed rooming house is a licensee or a tenant.

SPD calls for help from City Hall reporters, radio and TV personnel to publicize the need for affordable accommodation for the Registry.

**APRIL 30, 1986** - Ng slips notices under the doors of his remaining tenants notifying them of a 50 per cent rent increase.

One BR.'s were \$425 a month and are going up to \$625 a month (Bolan, May 1, 1986).

**MAY 1, 1986** - A residential tenancy branch arbitrator ruled that eviction notices handed out by Ng last month for May 31 are invalid. Ng has a contract with an Ontario company to rent old suites for Expo. Since the Residential Tenancy Act only allows one increase a year these notices are invalid as well (Bolan, May 2, 1986).

**MAY 5, 1986** - Director of SPD notes that since Accommodation Registry was established on April 2, a total of 133 people sought relocation assistance. He also recommends not boycotting certain hotels as this action will create confrontation and possible legal action, will not produce affordable accommodation for tenants nor necessarily prevent further dislocations.

With respect to the Arbitrator's decision, the SPD has advised relocators about the case should someone wish to attempt another one. It is a case by case process though and it also costs the tenant \$30 and then, if successful, he or she is only afforded 60 day protection.

The City is consulting with the District Assessor to ensure that for 1987-88, taxation categories are reassessed.

**MAY 6, 1986** - Rick Higgs, executive vice-president of the BC Hotels Association and Boris Delmar, owner of the Regal Place, 144 West Hastings calls City Council DERA's "flunky". Rick Higgs states that "all parties should work together to assist those persons dislocated". The eviction rates are slowing down (Krangle, May 7, 1986).

**MAY 8, 1986** - SPD conducts a telephone survey of 71 hotels from a master list of 289 buildings which were surveyed in March 1986. They received information from 41 premises and these were accommodating 988 long-term tenants.

**MAY 9, 1986** - Director of SPD reports to the City Manager for City Council that:

- 1) JANUARY - FEBRUARY 25 (215 residents evicted based on a survey of 33 hotels.
- 2) FEBRUARY 25 - APRIL 1 (57 residents relocated).
- 3) APRIL 2 - MAY 5 (133 sought relocation of which 28 were not from downtown).

The sum is  $405-28=377$ . I feel this figure must be considered with caution as it only takes into account residents who have been "accounted" for. The true figure, though difficult to

ascertain, is probably higher because many Downtown Eastside residents are very independent and wish to "do their own thing", with the consequence being, displacees leave untraced and unaccounted for.

**MAY 13, 1986** - Some of the suburban accommodation offered to evictees has not been accepted. Upon hearing of this, Housing Minister Jack Kempf states, "The old adage that you can lead a horse to water but you can't make him drink sure holds true in this situation. You can provide all the accommodation you want to those so-called evictees but you can't make them move into it." (Vancouver Sun, May 14, 1986, p. A12).

**MAY 13, 1986** - A CMHC surveys show the vacancy rate for apartment buildings to be 0.9%, two percentage points less than one year ago and 1.6 percentage points less than October 1, 1985.

**MAY 13, 1986** - City Council unanimously turns down DERA's request for a boycott, but also unanimously agrees that the eviction of long-term residents is "deplorable".

**MAY 14, 1986** - 162 people evicted to date who used registry. 63 are long-term, 71 are short-term. 28 are not Expo-related. Total =  $215+57+(162-28)=406$ .

**MAY 15, 1986** - Stephen Leary, the evictee relocater, receives notice that his contract with City of Vancouver will terminate as of June 1, 1986 "due to a decline in the number of evictions in downtown hotels."

**MAY 20, 1986** - SPD figures indicate 377 hotel residents have been evicted have so far and have sought relocation assistance after being evicted for Expo-related renovations. "But it doesn't take much imagination to know that the true number is clearly higher than that...People have been evicted who have not come to us for assistance," said Max Beck. Most of the evictees have been relocated in other hotels in the area, with 28 in social housing projects. DERA cites 501 evictions including the Ambassador with 80 evictions; Patricia, 58; Metropole, 55; Blackstone, 97; Rainier, 35; Glenaird, 54; and Dominion, 62. Beck said the DERA total "certainly seems within reason. I don't want to say it, but it could be higher," (Sarti, May 20, 1986).

**MAY 23, 1986** - The Patricia Hotel has been ordered to make fire safety improvements in order to continue registering Expo guests, city permits and licences chief Roger Hebert said today. 173 people evicted to date who used registry. 69 are long-term, 71 are short-term. 28 not Expo-related. Total =  $215+57+(173-32)=413$ .

**MAY 23, 1986** - The Dominion Hotel has been given seven days to meet city safety standards or it will be closed down. It is a

71-room hotel at 210 Abbott owned by Ralph Caravetta, future alderman with the NPA (Gordon Campbell's party).

**MAY 25, 1986** - Pete Seeger, Arlo Guthrie, DOA, Bim, and others played a free concert in Malkin Bowl at Stanley Park to raise money and awareness of the eviction issue. \$15,000 was raised and 7,500 attended. Alderman Libby Davies is the host.

**MAY 29, 1986** - Vancouver City Council's Community Issues Committee agreed today to close the Downtown Eastside's housing registry at the end of JUNE. Purdy stated that 299 have used registry since it opened April 2, 1986. \$27,082 of \$40,000 spent on relocators and accommodation registry.

**MAY 30, 1986** - 188 people evicted to date who used registry. 69 are long-term, 72 are short-term. 47 not Expo-related. Total =  $215+57+(188-47)=413$ .

**JUNE 9, 1986** - 202 people evicted to date who used registry. 69 are long-term, 72 are short-term. 61 not Expo-related. Total =  $215+57+(202-61)=413$ .

**JUNE 20, 1986** - 209 evicted to date who used registry. 71 are long-term, 72 are short-term. 66 not Expo related. The sum (see MAY 9 for first equation) is  $215+57+(209-66)=415$ . This is the last record with respect to eviction totals I can find in files borrowed from SPD.

**JUNE 23, 1986** - Director of SPD notes that "the only issue Council can raise with respect to the status of these hotels is one which council has already raised: that the Province re-categorize hotels serving long-term tenants under the RTA.

**JUNE 26, 1986** - The pace of evictions has slowed down considerably. In an interview today, Doug Purdy of the SPD stated that the approximate total number of evictees probably ranges between 500 and 700. Interestingly, in Purdy (1988), he estimates the figure to be approximately 1,500.

**JULY 8, 1986** - SPD is still examining the legalities of the licensee-tenant Arbitrators decision.

**JULY 9, 1986** - In preparation for JULY 15 Council meeting, the Director of SPD recommends that the Province amend the RTA to extend status to permanent residents in Downtown and Downtown Eastside hotels by amending Section 1 of the Act to include the following definition of "tenant": "any person who permanently resides in residential premises".

As well, it is recommended that Council make a formal protest to the Minister of Finance regarding the wording of the Assessment Act which will allow certain downtown and Downtown Eastside

hotels which have housed monthly tenants to qualify for Class 8, Recreational Property status in assessment year September 30, 1985 to September 30, 1986.

**JULY 10, 1986** - SPD disconnects the Housing Registry telephone number in Carnegie Centre.

**JULY 22, 1986** - Council approves recommendations brought forward by Director of SPD on JULY 9, 1986.

**JULY 28, 1986** - Mayor Harcourt sends a formal letter of protest to Elwood Veitch, Minister of Consumer and Corporate Affairs with respect to the two recommendations passed by Council JULY 22. He notes that the proposed changes will benefit 5,000 long-term residents in downtown hotels.

**SEPTEMBER 26, 1986** - In a Vancouver Sun article today it is noted that Premier Bill Vander Zalm sent a letter to Mayor Harcourt stating that Downtown Eastside hotels that evicted people will continue to receive reduced property taxes. Apparently Council had requested that the hotels be assessed a higher tax rate. "I have some questions about the fairness of changing the qualifying rules at this late date," Vander Zalm wrote.

**OCTOBER 9, 1986** - Summary of eviction crisis in the Vancouver Sun as part of its series of near-end Expo reports. In it, DERA estimates "and no official agency has disputed the figure, that 791 residents were forced to move." DERA has a list of 184, which represents those who actually came through DERA's door. Jim Green states that they lost track of approximately 45 per cent of the 184.

Six evictees who died are profiled. I added an overlooked death (D. Ponak) so the total is seven:

- 1) Olaf Solheim, 80 years old
- 2) Saul Kahan, 80 years, "from a long-standing respiratory condition shortly after being evicted from a hotel he'd lived in for 30 years."
- 3) Alexander Mairs, "a 15-year resident, died two weeks after being evicted. The official cause of death was chronic obstructive lung disease."
- 4) Lorne Inkster, age 57 years, "a 14-year resident of the Olympia, died from cancer after being evicted."
- 5) Thomas Tapping, age 78 years, "a 26-year resident of the Patricia, died shortly after his eviction, cause unknown."
- 6) Harold Scarrow, age 61 years, "threw himself under the wheels

of a moving dump truck a week before he was to have vacated his room at the Lotus Hotel."

(Hume, October 9, 1986)

- 7) Daniel Stephen Ponak, age 50 years, jumped to his death from the third floor of the Patricia Hotel. He was living in the hotel while awaiting another room to be found for him  
(Horwood, February 27, 1986).

Dr. Stephen Gray, who was stationed at the city's north health unit throughout the evictions, said there should have been more warning that the crisis was coming:

Once the evictions started taking place we weren't set up to catch it and follow it. There should have been advance warning - and I don't mean just a day, but a year or more. The hotel proprietors should have been more forthcoming, and Expo, the people who were planning the fair, should have been talking to us.

In this article "Gray said had there been adequate warning, a registry could have been set up and the effects of the evictions would now be known .... He said such information would have been of value to planners of future world's fairs in other cities."

"Lives were disrupted, particularly the elderly and less well off. But we don't really know what's happening to them, just as a result of the difficulty of following these people."

Jim Green (of DERA) stated in the article "The thing that bothers me is that we still have no protection for long-term residents in hotels." (Hume, October 9, 1986).

**OCTOBER 9, 1986** - In The Vancouver Sun article "City hotels that evicted tenants for Expo claim mixed results" it is noted:

- **Astoria Hotel**, 769 East Hastings, and the Regent Hotel, 160 East Hastings, owned by Nolan Fisher signed an agreement with DERA not to evict anyone and they "had a great summer and it wasn't anything to do with Expo." The Astoria was 100 per cent full of long-term tenants and the Regent 90 per cent full and only 10 per cent of those were from Expo.
- **Metropole Hotel**, 320 Abbott. Manager Ernie Abney stated that the hotel spent about \$150,000 on renovations after evicting 55 tenants and likely won't earn enough to cover the cost of work. "Occupancy was less than 50 per cent," said Abney, who blamed a late start for the poor showing as well as bad publicity from the evictions.

- **Regal Place Hotel**, 144 West Hastings. "All tenants from the 39 room hotel were evicted, but the increased rates didn't help pull the hotel out of receivership, assistant manager Allan Johnson said ... We did pretty good - about 80 per cent full most of the time ... but the building ate most of the money up itself." Johnson said that hotel rates will have to drop when Expo ends and he said a couple of the old tenants that were evicted have stopped by to inquire about moving back.
- **Ambassador Hotel**, 773 Seymour, evicted 80 tenants and averaged only about 65 per cent occupancy, said spokesman Peter Tang, who went on to say "We were hoping we could do better. We spent about \$100,000 on renovations and I don't think we'll pay for them ... a lot of visitors thought the hotels were fully booked, so they made other arrangements." Tang said the hotel will probably offer a weekly rate after Expo but is not looking for the return of its long-term tenants.
- **Glenaird Hotel**, 1018 Granville, and the **Royal Manor Inn**, 1610 Franklin, are also hoping they won't have to take back their former customers. "We've been full all the time because we've kept weekly and monthly rates," said Royal Manor spokesperson Colleen Grant. "Now, because of (\$200,000 worth) of renovations, it's just a nicer place to stay." Because the hotel has been improved, Grant said she's hoping that residents who moved out when the rates went up last May won't return. "Now we've got more working people and students. It's a different clientele. Before we were dealing strictly with welfare people."

(Bolan, October 9, 1986, p.A6)

**JANUARY 20, 1987** - In an interview today, Doug Purdy states that things are back to normal in the Downtown Eastside except for the fact that a lot of hotels are suffering because of the financial losses brought on by unrealistic expectations.

Purdy also states that they would probably not carry out a lodging house survey in the Downtown Eastside because they felt there was not a "real need". In other words, there is little pressure on the housing stock at the present date.

**OCTOBER 9, 1987** - The Vancouver Sun carries an article reporting the final Expo 86 deficit to be \$336.7 million, following the selling off of Expo pavilions, etc.