

File No. 04-1000-20-2016-193

August 26, 2016

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of June 7, 2016 for:

The following records from March 1 to June 7, 2016, from the Mayor's Office, City Manager's Office and Councillor Andrea Reimer:

- Records that can be described as or contain what can be described as input and/or feedback and/or correspondence, including emails and attachments, from the public concerning foreign buyers", "foreign owners", "foreign money", and/or "foreign investment" and Vancouver real estate;
- Records of any responses to submissions from the public concerning foreign buyers and Vancouver real estate.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.15(1)(l) and s.22(1) of the Act. You can read or download these sections here:

http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2016-193); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to be 'B. Van Fraassen', written in a cursive style.

Barbara J. Van Fraassen, BA
Director, Access to Information
City Clerk's Department, City of Vancouver

Encl.

:kt

From: s.22(1)

Sent: Wednesday, May 18, 2016 5:41 PM

To: Affleck, George

Subject: Affordable housing Vancouver- why is this six-unit rental building not protected?

Dear City Councillor,

With the current crisis in affordable rental housing in Vancouver, can you let me know why 1753-1755 West 11th Avenue, a 110 house which has been legally converted into six rental units is being allowed to be developed into condos? And yes, this is foreign investment that is behind this proposed development.

As long term tenants we were protected by the legal increase in rent allowed by the City of the Vancouver but upon eviction we are being throw into a market where we will be lucky to find rental units along with an expected 50% increase from our current rents.

Can you explain why this house is not protected under the City of Vancouver, as a low rise walk-up rental building?

Thank you so much for your time.

Sincerely,

s.22(1)

	Virus-free. www.avast.com
--	--

From: s.22(1)

Sent: Monday, June 06, 2016 5:01 PM

To: Affleck, George

Subject: Would like a meeting with you at all possible to discuss the following memo

Dear Councillor Affleck,

It appears our mayor is very adept at spin doctoring. On May 17, 2016 Gregor Robertson was interviewed on CBC radio and informed the interviewer that he had created 12,000 units of affordable rental accommodation in Vancouver. and planned on creating more. Of course he never defined affordable. On May 18, 2016 I read the article called **Housing report card deceiving; councillor** in the Vancouver Sun. I was impressed by your comments to Matt Robinson, the Vancouver Sun reporter, which refuted much of what Gregor had to say.

On April 20, 2016 City Council approved the Affordable Home Pilot Project despite strong opposition from the Coalition of Vancouver Neighbourhoods . CVN had serious concerns about the AHO in its current permutation. City Council is now awaiting approval from Victoria to amend the city charter which they anticipate will take about 8 months. Rich Coleman, the province's housing Minister has indicated support for this change.

Gregor Robertson has suggested that once AHO is approved this project will be **developer lead. This is very concerning.** Developers are profit motivated and have already made large incursions into the Cambie Street area under the mantra of affordability and increasing density near rapid transit stations. I have seen some very high end apartment complexes go up in that area, definitely not affordable for the average Vancouverite, but maybe for some foreign buyers who appear to have unlimited amounts of cash. This will be a field day for developers if they are involved in the AHO.

Circa April 20 Gregor Robertson made comments that he and the Vision Party plan wholesale rezoning of several arterial streets in the Kitsilano area including west 10 Avenue, the north side of west 11 Avenue, west 16 Avenue and the south side of west 15 Avenue between and including Macdonald Street and Alma Street once the city warrant is amended. He also indicated that he would allow for buildings up to six stories on Macdonald and 3.5 stories on 10, 11, 15 and 16. Unfortunately I have misplaced this article in which I obtained the information and am hopeful that you might point me in the right direction in finding it.

If individuals want to sell their homes to developers that is their personal choice. What I object to is that if this area is rezoned, homeowners will no longer be able to pay their increased property taxes and be forced to move which could easily create a domino effect throughout the city.

I have lived in Kitsilano for the past 30 years. My neighbours and I are deeply concerned about the wholesale rezoning changes the Vision party plans on making in our neighbourhood and other parts of Vancouver under the guise of affordable home ownership program. Considering that 85% of the funding for the last Vision election campaign came from big developers such as Bob Rennie it is questionable whose interests the Vision party actually supports. I have called the re-zoning department at city hall several times about what the mayor is proposing but they state there is no major re-zoning slated for Kitsilano. My major concern is that our present Vision dominated council gives the public little notice when they plan on making wholesale changes to our community and then shove their agenda through.

I look forward to hearing from you and hopefully be able to meet with you along with some of my neighbours.. It is very frustrating to have a Vision dominated city council who force through whatever they want despite strong opposition from the community.

Regards

s.22(1)

From: "Robertson, Gregor" <Gregor.Robertson@vancouver.ca>

To: "Van Der Veen, Annelise" <Annelise.VanDerVeen@vancouver.ca>

Date: 3/25/2015 11:31:05 AM

Subject: FW: 10 Minutes of Your Time

From: s.22(1)

Sent: Wednesday, March 25, 2015 11:07 AM

To: Robertson, Gregor

Subject: 10 Minutes of Your Time

Hi Mr. Robertson,

I am an entrepreneur, a concerned citizen, a supporter of the Vision party, and also plan on voting yes in the upcoming transit plebiscite.

s.22(1)

It appears I struck a nerve with people in this city. I am hoping the magnitude of these numbers helps illustrate how much of a pressing issue housing affordability is for Vancouverites. The majority of young people I speak to (talented, smart, people who contribute to and care tremendously about this city) share the sentiment in my article and feel helpless and disenfranchised. They feel that their city is being slowly taken over by a category of people who have no real ties to this city or concern for its welfare.

I hope this does not come across as a baseless rant against high prices. I have a strong background in economics and public policy (via my education and experience at s.22(1)) and am economically conservative. There is nothing inherently wrong with wealthy people buying luxury homes. But when a large portion of your housing market is being bought by people whose income and economic ties come from outside your city, affordability becomes decoupled from local economic conditions - an insidious phenomenon that is well documented in literature and most economists (both liberal and conservative) oppose.

I read recently that that your administration is more focused on housing affordability than high-end real estate transactions and that "Vancouver has a robust, high-end real estate market similar to New York and London and Sydney, but our focus is on the affordable end of the spectrum, and ensuring that low- and middle-income families can thrive in Vancouver." While I agree with your intent, the reality is you cannot realistically separate affordability between the two markets. The reality is that foreign capital injection has an effect of trickling down from luxury markets to middle class markets. A family sells a \$3M home for \$10M. And buys a smaller home, which pushes up prices of smaller homes. People cashing in on the sale of smaller homes by townhouses, which pushes those prices up. My point is that real estate prices cascade. Once you inject billions of dollars into a city's real estate market you cannot isolate its impact.

I understand that the issue of foreign ownership laws are largely federal; however, there are things cities can do. And at minimum, I wish you and the Vision party would at least take a greater and more direct stance on the issue rhetorically.

As I mentioned in my article, the effect of real estate prices (without a commensurate boom in the local economy) is incredibly damaging to small businesses and innovation. I am President of a well funded startup valued in the tens of millions. We have created high-paying jobs in the city and trained local talent to become world-class developers; however none of us can afford property in the city the likes of which we could in Seattle, Portland, Austin, Brooklyn, Boulder or other startup hubs outside of SF. The last few developers we have tried to hire from Seattle ultimately couldn't justify coming out here with their families specifically on account of housing. I cannot express to you the degree to which housing affordability is holding Vancouver back. There is no reason why we shouldn't be a world class city for innovation. Everyone I speak to wants to live in our beautiful city, but most can't justify it. There are half a million talented Canadians in Silicon Valley. I speak to dozens of them every year, and most would love a chance to come back home, particularly to Vancouver, and while housing in San Francisco is anything but cheap, places like Berkley, Oakland, and San Jose are affordable in comparison.

My company is planning on opening an office in New York this year. It is easier to hire talent there, and the city is ironically as affordable as Vancouver (and more affordable in parts). I love Vancouver and would love to expand here, but it just doesn't make sense from a business perspective.

I would love to discuss this in person, but understand you are very busy, so at minimum I figured reading one person's perspective and grievances might be helpful.

All the best,

s.22(1)

From: s.22(1)

To: "[Robertson, Gregor](#)"

Date: 4/2/2016 8:55:44 AM

Subject: Another family leaving Vancouver...

Dear leaders of Vancouver and British Columbia,

I hope this email finds you well.

I felt compelled to write my first email to all of you who lead this fine city and province. As I have read a new article or blog almost every single day, about a young couple or family leaving the city. And as I myself, and my wife, have now become that young couple. I grew up in the lower mainland, about a thirty minute drive outside the city of Vancouver till I was in my early twenties, and have spent the last several years renting in the city of Vancouver, I am now thirty years old. I always assumed I would stay put in this area of BC, but times have changed.

My wife and I have decided to move to Victoria, we have jobs lined up and a place to live. We will be moving there this month. We will start out renting and hope that we don't get priced out there also.

Things are moving fast, and several months can be the difference of affording a home in a particular area.

I have spent the last few years working for a smaller electrical company in the city. The owner lives in East Van and most employees also live in Vancouver. I gave my notice a few weeks back that I will be leaving. I feel it could be a reoccurring scenario, that small companies will hire young people, but as soon as they can't find a way to make it in the city, will have to move so far out they now have to quit their jobs.

My parents owned a home and had four kids by their early thirties. And yes, I understand times have changed and it's not going to always be as easy for us as it was for our parents. I get that. But it's not even comparable. My wife and I have good jobs, we work full time with no children, and we still can't do it. And not having kids, or trying to raise a family in a condo is not a solution. It absolutely is not. With all this being said, I don't even feel like I'm complaining for myself, it's more for all the others that really don't want to feel forced to leave. My wife and I are actually quite happy and excited for this new opportunity.

I feel its unfortunate though, for all the families, friends, and companies that see the young people they know leaving.

I just feel that this situation is affecting more people than maybe you even realize.

There is no need to wait, there really isn't. All around the world, cities and countries do things to help their citizens who have spent their entire lives in a city. Those who have made the communities in a city what they are now.

Why aren't you doing your job?

Are you afraid of upsetting the many foreign housewives and students that are buying four million dollar homes?

Probably should be the least of your concerns...

Or maybe the homeowners who have built equity?

I can tell you that would be my parents, but they're more upset their own children can't own a home.

Maybe the city enjoys the property tax and property transfer tax income they receive?

Does that money build communities?

Honestly, there's no excuses here. There's absolutely none.

Do the job you were given by us. Be remembered for making a difference to those who built this city and make it what it is.

Thanks,

s.22(1)

From: "Robertson, Gregor" <Gregor.Robertson@vancouver.ca>

To: "Van Mayor's Office" <vanmayorsoffice@vancouver.ca>

Date: 5/24/2016 10:45:14 AM

Subject: FW: City of Vancouver just an investment real estate speculation vehicle or instrument

From: s.22(1)

Sent: Sunday, May 22, 2016 11:03 AM

To: Robertson, Gregor

Cc: Cambie Corridor Planning Program; Clibbon, Chris; Mayor Media; Bertrand, Dana; Van Der Veen, Annelise

Subject: City of Vancouver just an investment real estate speculation vehicle or instrument

All the coal harbour condos that are over 1 million are just real estate investment instruments and not for living.

now your want to build 1 million condos are residential neighborhoods that would sit empty.

Who would buy 1.5 million condos who works for a living.? you can buy a house in Langley with 7 bedroom and land for 1.5 million.

I say that city hall puts a halt into any development where the price of homes or condos are 'unaffordable' who target market is people who make \$1 million/year which is the 1% or institutional investments.

City of Vancouver in some neighborhoods like coal harbour and some homes is now just' real estate investment vehicle's for hedge funds, 1% and pension funds.. The condos are not for living but for idle investment for hedge funds, pension funds.

ban any development where condos are unaffordable or over \$400,000 in the city.

What the city needs is 'affordable housing' like condos under \$300,000 if high density. or homes under \$500,000.

The entire city west of main street is unaffordable for anyone who works for the city too.with their measely income of \$90,000/year property tax is \$10,000 people will not pay 25% of their pay check for property taxes. you have empty schools and everyone just move to surrey.

Vancouver will have just super rich where empty homes and condos owned by hedge funds and pension funds and absentee homes and homeless on welfare . working class cannot afford to pay 1.5 million for house or condo

only 1% of people earn \$200,000/year or more.

the proposed rezoning and development of cambie just increase land values

you have condos selling for 1.5 million? The entire westside is just an 'investmen' empty condo for foreign buyers.

People who are middle class and work in the city with incomes under \$100,000 will not pay 1.5 million for a condo or 2 million for a house west of main street

And you have developers paying the city for what?

Property developers shouldn't have to pay you guys or the city anything, it's borderline 'bribery'

The CAC or cash amenity contribution is peanuts compared to the property taxes and higher prices people have to pay to have the privilege of living in some two bedroom condo costing 1.5 million when they can buy the same condo for \$200,000 in surrey.

the city is the reason for the cause in unaffordable housing.

as for the homeless and people on welfare , well they are unemployed and cannot afford a condo even it cost \$150,000 which is in surrey.

With high property taxes, even business and movie studios are closing their shops as land is demolished to build 1.5 million condos sold to foreign buyers that are kept empty as an 'idle investment'

city hall is the cause of unaffordable housing in vancouver

<https://www.realtor.ca/Residential/Single-Family/16787687/4555-CAMBIE-STREET-Vancouver-British-Columbia-V5Z0G6>

<https://www.realtor.ca/Residential/Single-Family/16844817/PH3-505-W-30TH-AVENUE-Vancouver-British-Columbia-T2N0K9>

From: ["Van Der Veen, Annelise" <Annelise.VanDerVeen@vancouver.ca>](mailto:Annelise.VanDerVeen@vancouver.ca)

To: ["Lee, Emma" <emma.lee@vancouver.ca>](mailto:emma.lee@vancouver.ca)

Date: 3/10/2016 10:14:27 AM

Subject: FYI - Affordable Housing Rally (March 16th. - St. James Community Square) The Problem With Vancouver

Attachments: The Problem With Vancouver.pdf

From: Robertson, Gregor

Sent: Wednesday, March 09, 2016 12:30 PM

To: Van Der Veen, Annelise

Subject: FW: Affordable Housing Rally (March 16th. - St. James Community Square) The Problem With Vancouver

From: s.22(1)

Sent: Wednesday, March 09, 2016 12:24 PM

To: Eby.MLA, David

Cc: Robertson, Gregor; Clark.MLA, Christy; rich.coleman.mla@leg.bc.ca; Reimer, Andrea

Subject: RE: Affordable Housing Rally (March 16th. - St. James Community Square) The Problem With Vancouver

Hello,

A concerned Canadian and BC resident, I will be attending the affordable housing rally & forum at St. James Community Square.

With both the BC and Federal Governments, dropping the ball on addressing foreign investment in the housing market, it's high time Canadians take a stand and **demand concrete action!**

With the revelation of shadow flipping, tax evasion of the property transfer tax, money laundering and shady practices by both realtors and real estate companies no wonder CANADIANS are seething mad!!!

Real estate persons participating in these illegal activities should be severely penalized and lose their license, not just given a "slap on the wrist."

As money appears to be no object to a foreign investor, even a 50 thousand dollar fine would not be a deterrent.

Tax ALL foreign investors 50% on BC housing purchases and sales. It must be a significant amount in order to curtail our local real estate and housing supply from becoming a hedge fund for foreign investment!

Like the UK and Australia, Canada must put safeguards in place.

Canadians, who have worked here, paid taxes, supported the local economy and built community are losing the battle against foreign investment takeover.

Why isn't our government protecting us?

We are facing a crisis that should never, been permitted to happen in the first place!

We are now holding all levels of government accountable and demand concrete action to put a STOP to this insanity! - No more DENIAL, Excuses, or Passing the blame. We demand all levels of government to work together for a solution NOW!

Attached is an article from Reddit, "The Problem With Vancouver"

Written by a former Vancouverite now living in Australia, it really hits the nail on the head!

I expect to see ALL of You at next Wednesday's Rally with concrete steps you are planning to put in place to protect Canadian citizens and tax payers' from a foreign investment takeover in the housing market.

Regards,

s.22(1)

The Problem With Vancouver

My husband and I are auditioning cities for our future dream city. Vancouver is currently at the top of the list. We just visited last week and it was an absolute dream. So what horrors is your city hiding? There has to be some reason that everyone doesn't live there, right?

It IS pretty magical. I am from Vancouver, but have moved to Sydney, Australia. They are about equal in terms of expensiveness - only difference is, in Sydney, my job can actually pay for my lifestyle.

In Sydney I make about 60 grand a year for a job that, in Vancouver I would maybe get 25 for, despite the fact that prices for most things are similar. Just to put it into perspective - similar prices on most things including housing, yet in Vancouver the minimum wage is \$10.50...in Sydney it's \$17.30.

On top of that, there is a glut of people with bachelor's degrees struggling to get a job in their field. It's just kind of understood now that a BA won't even get you an entry level position because the competition for jobs is so high. In Sydney, not so much.

So, yeah. I love Vancouver, but I moved away because I could not afford to live there. Ironically, now that I'm living in Sydney, I managed to buy an apartment in Vancouver that I'll be renting out. **I could never have afforded to do that while living there.**

I hope I'll be able to come back someday, but the living here in Australia is so much better in terms of what I can get with my degree, balanced with how much things cost. Here my partner and I can afford two mortgages, a month-long overseas vacation every year, rent and comfortable amounts of spending money.

Vancouver suffers from stagnant wages and yet the cost of living constantly increases: rent, electric, hydro, car insurance, gas,

transit, medical, housing, property taxes. Vancouver pays amongst the highest in the country for all these things, yet Vancouver has the lowest wages. When we were living in Vancouver, we lived paycheque to paycheque with no hope of being able to purchase a house unless it was an hour or more outside the city limits. Most of my friends can't afford it, and unfortunately, a lot of young people are having to move to more affordable and lucrative provinces.

Vancouver is losing its best and brightest young people and we fear there will be a serious "brain drain" as young professionals seek higher paying jobs and lower living and housing costs in other provinces.

But that really is the only downside. That, and the appalling poverty in the downtown east-side, which is truly "third world" in the middle of one of the richest cities!

Sorry, that was long! - Yes, Vancouver IS a beautiful, a wonderful city, **however huge wealth disparity and the "pay-to-living-standard-ratio" has become a BIG problem that is not being addressed by the city and province.**

We, Canadians, are in need of a two tier system in real estate, **one price for foreign investors (much higher)** and a much lower price for Canadian family's that need a home to live in .

From: ["Robertson, Gregor" <Gregor.Robertson@vancouver.ca>](mailto:Gregor.Robertson@vancouver.ca)

To: ["Van Mayor's Office" <vanmayorsoffice@vancouver.ca>](mailto:vanmayorsoffice@vancouver.ca)

Date: 5/11/2016 11:16:40 AM

Subject: FW: housing & foreign Investment

From: s.22(1)

Sent: Wednesday, May 11, 2016 7:54 AM

To: Robertson, Gregor

Subject: housing & foreign Investment

Please act now about our real estate crisis.

Our communities are being ruined and un-affordable to the very people that are OUR society. It is mind boggling that the Government of Canada as not acted yet.

Please listen to & help the people you were ELECTED to represent. Canada is allowing the decimation of our society by letting this financial take over go on and on and on. It is ridiculous!! Please lobby, raise FURTHER alarm and do the right thing - which is to fight for intervention to save the lower mainland from speculator demise.

Sincerely, s.22(1)

From: s.22(1)

To: ["PM Justin Trudeau" <justin.trudeau@parl.gc.ca>](mailto:justin.trudeau@parl.gc.ca)
["Christy Clark" <premier@gov.bc.ca>](mailto:premier@gov.bc.ca)
["Robertson, Gregor" <Gregor.Robertson@vancouver.ca>](mailto:Gregor.Robertson@vancouver.ca)

Date: 5/13/2016 5:20:58 PM

Subject: BC sell out

I am disgusted that all of BC and the Lower Mainland especially is being sold out to Asians. All levels of government have to stop this immediately.

My mother was born in Vancouver in 1915 and lived her entire life there. I was born there in 1944 and raised there. It has been impossible for most people to even buy a house there for many years. Even the big shots of Vancouver who went to school with me have not been able to afford to buy on the west side for over 30 years.. This is ridiculous.

Since I now live in Abbotsford I can clearly see each time I go into Vancouver how bad things really are there. The Kerrisdale/Dunbar/UBC area is like being in the Orient! Most employers in Canada don't pay high enough wages for their employees to purchase homes there. There is something wrong with this pictures and all politicians seem to be ignoring it.

Even Abbotsford now is being sold out to Asians. The majority don't give a hoot about Canada, don't assimilate, don't look after their property, and many don't even pay income taxes as the men tend to work and live in Asia. They are all very open that they are just " using" Canada and its benefits.

s.22(1)

Abbotsford, BC

From: "[Van Der Veen, Annelise](mailto:Annelise.VanDerVeen@vancouver.ca)" <Annelise.VanDerVeen@vancouver.ca>

To: s.22(1)

Date: 2/22/2016 10:26:12 AM

Subject: Meeting Request, Mayor Robertson

Dear s.22(1)

On behalf of Mayor Robertson, thank you for your interest in meeting to discuss foreign investment in the real estate market and Vancouver. Unfortunately, due to a hectic schedule in the upcoming months, we are unable to arrange a meeting for you in a timely manner. However, the Mayor would like to refer your request to Councillor Geoff Meggs, who would be happy to arrange a phone call with you.

Please contact Councillor Meggs' assistant Tamarra Wong at tamarra.wong@vancouver.ca to arrange a suitable time.

Thank you again for your interest in our community!

Annelise van der Veen

Mayor's Office

City of Vancouver

annelise.VanDerVeen@vancouver.ca

t. 604-873-7171

From: s.22(1)

To: "[Robertson, Gregor](mailto:Gregor.Robertson@vancouver.ca)" <Gregor.Robertson@vancouver.ca>

Date: 3/7/2016 10:16:38 PM

Subject: Budget for Canada Day 2016 party

To His Worship, Gregor Robertson:

I am excited for the civic celebrations planned for Canada's 150th birthday this coming summer. I would like to take this opportunity to bring it to the attention of the Mayor's office that the \$7.75 million budget for said celebrations is approximately \$2 million less than a young couple from Mainland China recently paid for a house on the West Side of Vancouver - approximately \$1 million above asking price.

If it so pleases the Mayor and City Council, Vancouverites would be very well served if the Mayor were to cease deferring to the Province and do something about the seemingly endless influx of foreign capital into the Vancouver housing market, before all of the *elementary schools on the West Side* are closed for lack of enrollment.

Best wishes,

s.22(1)

From: "[Robertson, Gregor](mailto:Gregor.Robertson@vancouver.ca)" <Gregor.Robertson@vancouver.ca>
To: "[Van Mayor's Office](mailto:vanmayoroffice@vancouver.ca)" <vanmayoroffice@vancouver.ca>
Date: 5/12/2016 9:43:07 AM
Subject: FW: HOUSING CRISIS - PLEASE READ

-----Original Message-----

From: s.22(1)
Sent: Thursday, May 12, 2016 8:54 AM
To: david.eby.mla@leg.bc.ca; Robertson, Gregor
Cc: premier@gov.bc.ca; george.heyman.MLA@leg.bc.ca; sam.sullivan.MLA@leg.bc.ca; suzanne.anton.MLA@leg.bc.ca; shane.simpson.MLA@leg.bc.ca; mable.elmore.MLA@leg.bc.ca; adrian.dix.MLA@leg.bc.ca; moira.stilwell.MLA@leg.bc.ca; andrew.wilkinson.MLA@leg.bc.ca; spencer.herbert.MLA@leg.bc.ca; ralph.sultan.MLA@leg.bc.ca; jordan.sturdy.MLA@leg.bc.ca
Subject: HOUSING CRISIS - PLEASE READ

I am re-sending this email I sent in February.

Mr. Eby is the only person whom has responded or engaged with me directly on this issue. Not a single response from any of our other elected officials or their offices. It appears as though the Liberals do NOT care at all, if young people in this city are being totally left behind. The New York Times, Macleans, The Globe and Mail, the National Post and countless other sources have time and time again called on the Government to act. What the hell is it going to take? Do we need to stage a demonstration with thousands and thousands of people marching on the legislature to bring real attention to this issue? It's embarrassing to watch our finance minister and the Liberal party in general so flippantly dismiss David Eby whom has been working feverishly to bring some sort of sanity to this issue. This is an issue of fairness and you are failing on every level to address it for the benefit of working families in BC.

Take action on the issue, it is ruining the fabric of our city - anyone with half a brain can see that this is totally totally out of control. Bring in foreign ownership restrictions and lobby Quebec to shut down its investor visa program.

>

> Dear David Eby, Gregor Robertson,

>

> I am thrilled to read about your ongoing efforts to force our provincial and civic politicians to take action on issues relating to the CRISIS in Vancouver's Real Estate Market. I am asking you to WORK EVEN HARDER to bring about REAL CHANGE regarding issues relating to FOREIGN OWNERSHIP in Vancouver and the Province at large.

>

> I work at one of Vancouver's leading companies – a 47 year old talent agency that represents the leading film and television actors in our country. I am lucky to have found my way in to a business in which I earn a reasonable living after working for 15 years to establish the beginnings of my career. My partner is a long term employee s.22(1) – having started with the company more than 13 years ago when it was but a fraction of the size that it is today. We are both incredibly hardworking young professionals in the city and our combined incomes exceed \$400,000 a year. We are in our late thirties and play leading roles in the companies in which we work. I'm writing to you today, to hopefully drive home the fact that people like my girlfriend and I, who both moved to Vancouver from our home cities of Winnipeg and Calgary more than a decade ago - are unable to afford the lives that we want to build here, despite our relatively high incomes as compared to the population at large. We are thinking about leaving the city and building our lives elsewhere. Of importance to you as a politicians, is that this conversation, that we are having, is being had by most everyone we know. An entire social stratum of our city is thinking about leaving. Ryan Holmes in his OP ED this week in the Financial Post was dead right about young people and how they view their experience here. It has become UNTENABLE. In major cities that have major industries and major corporations (London, New York, Sydney) where people are actually able to EARN outsized incomes in Banking, Finance, Law, Accounting and Business, housing costs are at least a partial reflection of the underlying economic environment in which people are building their lives. In

Vancouver, everyone knows – as you well should David from having practiced as a lawyer, that ALL industries in Vancouver underpay relative to other Canadian and North American cities (save for being a real estate broker). It's baked in to the grand bargain of choosing to live in this city. But, the game has now fundamentally CHANGED – to have housing costs INFLATE more than 100+% in less than a decade is the most CORROSIVE SOCIAL ISSUE that is at play in our country and this city IN A GENERATION. It is TOXIC and it is ruining the fabric of our communities and the futures of tens of thousands of people that have chosen to build their lives here. The brain drain in this city is happening. Young, smart, ambitious people who might build the next Lululemon or Hootsuite – are looking for ways to do it elsewhere. It's an absolute shame, that the government has so willingly allowed our community – the sacred jewel of Canada to become some twisted version of Cabo San Lucas for wealthy migrants who contribute little if anything to the social, economic and political fabric of our community.

>

> Every major city that has attracted foreign investment in real estate has taken drastic steps to protect its local population from the effects of speculation in recent years (London, Sydney, even the United States are tracking offshore buyers) - but our province and government has done NOTHING.

>

> The idea of buying a tear down for \$2m dollars and carrying another \$1.5m in interest over a lifetime is an absolute horror to young people. Why can't anyone deal with this issue??

>

> It's a SOCIAL CRISIS that is and has been unfolding here for a decade!!!

>

> Has anyone in government ever looked at a chart like this?

>

> <B87D6382-A9CA-4573-9205-41163899AB07.png>

>

> Does it not spark any fear, concern or empathy for an entire generation of people who are being left behind – not to mention the generations beyond?

>

> And, this doesn't even account for VANCOUVER – this is the average price of Canada at large. It is ABSURD – why can't people just GET REAL with this issue???

>

> The FEDERAL CONSERVATIVES of all people, finally took action a few years back and shut down the Investor Immigrant Program because it was the most flawed and abused system in the WORLD by wealthy migrants. Quebec still runs their own program on account of the Quebec Accord – with 90% of the migrants moving west after gaining citizenship. The United States EB-5 program let in about 8,000 migrants over about a 1/2 decade under their program – ours has let in tens of thousands – and we have 1/10th the population of America!!! Now, foreigners will simply use the 10 year non-migrant visa as the preferred mechanism which has taken the Immigrant Investor Visa's place, so it's NOT going to stop.

>

> This INFLATION in our local real estate market FAR OUTSTRIPS any form of wage growth in our city and it is absolutely KILLING US. THE STOCK MARKET GOES UP AND DOWN – THE REAL ESTATE MARKET SHOULD GO UP AND DOWN TOO.

>

> IT WOULD FLUSH THOUSANDS OF PEOPLE OUT OF THE SYSTEM WHO SHOULDN'T BE IN IT TO BEGIN WITH.

>

> EVERY BUBBLE THROUGHOUT HISTORY, HAS BURST – GOVERNMENT INACTION WILL ONLY MAKE IT THAT MUCH WORSE WHEN MARKET FORCES FINALLY CAUSE THE WHEELS TO COME OFF THE BUS.

>

> My girlfriend and I are TERRIFIED of putting our life savings in to the real estate market. If we do, it will EAT UP every spare dollar we have for our entire life and we'll NEVER be able to take the risks that we'd be like to take at some point to build on our futures in this city. Ie, by starting our own business – which would employ people, which would provide opportunity and help shape the city and its future. Why? Because the risk of losing our jobs, or having our mortgage payments rise or get away from us, would be TOO MUCH to handle. This FEAR is PALPABLE in our city – it's killing people's willingness to take risks, to move forward, to take initiative, to build something new. This is why we are thinking about leaving. The city is no fun, everyone we know is stressed, the culture is more closed off than ever and it needs to CHANGE. There are countless places in the world where capable people who are productive in society

can both afford to own a house, raise a family and also take a risk in starting a business. That is NOT the case here. Gary Mason of the Globe and Mail is right – this city will become an old folks home, a zombie city, devoid of passion, devoid of entrepreneurship, devoid of leadership... the smart people will just move on because they will find better opportunities elsewhere.

>

> Respectfully,

>

> s.22(1)

>

>

>

>

>

>

>

>

>

>



From: "[Van Der Veen, Annelise](mailto:Annelise.VanDerVeen@vancouver.ca)" <Annelise.VanDerVeen@vancouver.ca>

To: "[Seguin, Nicole](mailto:nicole.seguin@vancouver.ca)" <nicole.seguin@vancouver.ca>

Date: 3/1/2016 11:09:21 AM

Subject: Meeting Request - Address the problem of rental properties in Vancouver

From: Robertson, Gregor

Sent: Tuesday, March 01, 2016 10:04 AM

To: Van Der Veen, Annelise

Subject: HPRM: FW: Request to meet with the Mayor to address the problem of rental properties in Vancouver

From: s.22(1)

Sent: Saturday, February 27, 2016 9:00 PM

To: Robertson, Gregor

Subject: Request to meet with the Mayor to address the problem of rental properties in Vancouver

Dear Mr. Robertson,

I would like to meet with you to discuss the impact of foreign Chinese investors buying the inventory of **low rise rental properties** and how to address this issue before it becomes a major, unsolvable social and economic problem in Vancouver.

The current inventory of low rise is a corner stone for maintaining the rent in Vancouver at bay. Losing low-rise inventory to Chinese foreign investors would be a major loss for Vancouverites and a shock to Vancouver economy.

I am writing with great concern about the affordability of rent in Vancouver. The low rises are on the way to be lost to foreign Chinese investors who are doubling the rent. If you extrapolate on what is going on this sector, you will see that we will have a major social and economic problems in a couple of years if the city does not take an action to address it.

Because of the attention of the public to the impact of foreign Chinese investors on prices of real estate, they turned to buying low rise rental properties and some co-ops. They hide behind a corporation name so that the public would not notice that foreign Chinese investors are targeting this sector.

After buying a low rise, they use pressure tactics to get rid of old tenant, then double the rent for new tenants. This will create economic and social problems in Vancouver within the next two years, but its impact on Vancouverites would be more severe because it will affect the life of a large population of renters. It will also affect the ability of businesses to move to Vancouver due to the cost of doing business compared to other North American cities.

Just last month, two low rise apartment buildings in Fairview have been sold to Chinese investors and immediately turned to increasing the rent by 50% for existing vacant apartments in these properties. This is just the beginning of a second tidal wave of Chinese money multiplying the price of real estate in Vancouver.

I look forward to hearing from you.

s.22(1)



From: s.22(1)

To: rich.coleman.mla@leg.bc.ca
["Clark.MLA, Christy" <Christy.Clark.MLA@leg.bc.ca>](mailto:Christy.Clark.MLA@leg.bc.ca)
["Robertson, Gregor" <Gregor.Robertson@vancouver.ca>](mailto:Gregor.Robertson@vancouver.ca)
justin.trudeau@parl.gc.ca

Date: 3/22/2016 6:42:53 PM

Subject: Canadians Extremely Concerned as Foreign Ownership is Adversely Affects Canadians

Hello,

Apparently, as we've seen in Vancouver's housing crisis, you **CAN** have **too much foreign investment**. **According to the articles attached below, it extends well beyond Canada's housing market.**

When it begins to adversely **affect and jeopardize national interests for Canada and it's citizens, Canadians have every right to be concerned!**

Vancouver has become a "hedge city" for parking foreign wealth. **The issue is not about race, but about the global rich buying Vancouver's property and squeezing Canadians out. With the fall of the Chinese stock market, it's created a mass exodus of Chinese money flooding into Europe, North America and cities around the world, not just Vancouver. There is nothing racist about it, it's simply FACT!**

Canadians including Chinese Canadians are VERY aware that this has been an ongoing problem for a very long time. **When it skews essential needs such as homes and rental housing here. Canadians have EVERY RIGHT to be concerned! Canadians pay high income tax in order to live here, where offshore investors pay no income tax to Canada.**

Why does it take China's Consul General to Vancouver to point out the obvious:

In an interview with The Globe & Mail, China's Consul General in Vancouver, Liu Fei stated, "**It is the Canadian government's lack of oversight behind Vancouver's housing crisis. Don't blame wealthy Chinese investors for Vancouver's unaffordable real estate, blame your government for permitting this to happen.**"

She went on to say, "**This situation would not be allowed to occur in China, because our government has strict policies with regards to housing and land ownership.**"

Myself and my family attended David Eby's Town Hall meeting last Wednesday night. The audience was a demographic of all ages, all races, from all income levels - professionals, millennials with families, seniors, baby boomers, disabled, low-income citizens and students. We're all concerned for the future of Vancouver & the Lower Mainland as residents are squeezed out and our young people and young families are leaving. Doctors, teachers, nurses, firemen, policemen and lawyers who earn good incomes state they can't afford to live here and are moving away. Our neighbourhood schools are closing as families with children can not find affordable housing . Foreign ownership has created a domino affect. As the foreign money floods in and buys up our housing stock, our citizens are leaving. What's going to happen to our cities when there are no nurses, doctors, teachers, firemen & local businesses to serve the people? **As Canadians leave and Canadian businesses close, where will taxes come from to support Canada's social services and infrastructures? Is Canada's economy destined to collapse like the 2008 US crash, causing a global financial crisis?**

David Chen a financial advisor spoke at the meeting. He fears we may be heading for a financial quake similar to the US in 2008. We're now in a position where real estate has become a commodity for foreign investment and property is being over bid.

Two national banks are warning of the risk real estate poses. Government groups and organizations such as the CHMC are saying over valued real estate may pose a national threat. **Price to ratio is 12 to 1 the Canadian annual income.** Canadian Banks are the number one stakeholders when it comes to mortgages and if the market crashes, they would have the most to lose.

When asked about government solutions such as preventing shadow flipping and imposing a non-resident tax, he states it's just too little to be effective. There are just too many loop holes that are being exploited in real estate investment. We're seeing just the tip of the iceberg in the Canadian Government's inability to close loopholes. Twelve years in financial advising, his practice is now counselling clients on the high risk real estate poses and advising them to stay away from banks.

The Canadian Government Must Bring in Strict Rules and Taxes on Foreign Investment. Remove the profit incentive and this will automatically curb the demand by foreign speculators. RESTRICTIONS and high taxes on real estate speculation is the ONLY VIABLE SOLUTION. PERIOD.

Not only is this affecting the housing market, agricultural land is being purchased in large mass by offshore companies. This is a dangerous precedent which will jeopardize Canada's food supply in the future.

Canada's agricultural land is being purchase by foreign companies and state-owned corporations. China, Saudi Arabia, the United Arab Emirates, Qatar, Russia, Japan and Western European nations have been **acquiring farmland in Canada and other nations that are more food secure, and lack regulations to prevent the wholesale divestiture of an incredibly important national asset.**

If foreign ownership of residential real estate has been inflating housing values, what impact will foreign ownership of agricultural land ultimately have on our nation's food supply, food prices, and security? Thousands upon thousands of hectares have been purchased in BC's Cariboo country by offshore companies to grow hay to ship to feed cattle in their country.

Despite our pleas to put safeguards and foreign ownership taxes in place to protect our country and Canadian citizens from a foreign ownership land takeover, government denial has left Canadians feeling powerless and wondering where to turn next. We worry for our young people and our young Canadian families, where are they to go?

Many of us have repeatedly written Premier Christy Clark, BC's Housing Minister Rich Coleman, Vancouver Mayor Gregor Robertson, and Prime Minister Justin Trudeau - all to no avail. I have yet to receive a response from any of these politicians.

Let's see ALL levels of government working together to implement real estate restrictions.

MLA's and MP's must continually press both the provincial and federal governments to take action NOW!

Take every opportunity to bring it up in parliament. MLA's, MP's and the Leaders of the Opposition Parties MUST force both the provincial and federal governments to acknowledge the severity of the housing crisis and force them to take action!

Thank you for your concern.

Regards,

s.22(1)

Is Vancouver ready for another influx of up to 45,000 Wealthy Chinese?

The Vancouver Sun

<http://blogs.vancouversun.com/2014/02/10/is-vancouver-ready-for-influx-of-up-to-45000-wealthy-chinese/>

BC Farmland Looks Like a Good Investment in the Face of Droughts and Food Shortages

People coming from China and India view land here as a bargain. Farmland purchases in Canada by "non-traditional" groups, such as foreign companies and investment or pension funds, tend to attract attention.

The Province

<http://blogs.theprovince.com/2014/04/30/feature-b-c-farmland-looks-like-a-good-investment-in-the-face-of-drought-and-food-shortages/>

Canada's Real Estate Rules Don't Discriminate Against Foreigners

CBC News

<http://www.cbc.ca/beta/news/canada/real-estate-rules-don-t-discriminate-against-foreigners-1.1216517>

China's Growing Thirst for Wine Draws Chinese Investors to BC's Okanagan Valley

The Financial Post

<http://www.financialpost.com/m/wp/blog.html?b=business.financialpost.com/news/economy/chinas-growing-thirst-for-wine-draws-chinese-investors-to-okanagan-valley>

Chinese Investors are Hungry for Canada's Energy Assets: Bankers CEO

BNN - Business News Network

<http://www.bnn.ca/News/2016/3/21/Chinese-investors-are-hungry-for-Canadas-energy-assets-Bankers-CEO.aspx>

Landmark Decision in the ongoing Tussle Between the Need for Investment & Concerns Over Foreign Ownership

The **Australian government blocked the sale of a portfolio of farmland the size of Kentucky to Chinese investors on national interest grounds.**

The proposed sale had become a test case for how **Western countries MUST balance concerns over foreign ownership** with the need for foreign investment in an economy that has slowed due to the collapse in commodity prices.

Concerns over foreign ownership and investment raises hackles because of China's human rights and governance record, as well as the lack of **reciprocal rights for Western Countries such as Canada to invest in China**.

[Fortune.com](http://fortune.com)

<http://fortune.com/2015/11/19/australia-just-stopped-china-buying-a-farm-the-size-of-kentucky/>

From: "[Robertson, Gregor](mailto:Gregor.Robertson@vancouver.ca)" <Gregor.Robertson@vancouver.ca>

To: "[Van Mayor's Office](mailto:vanmayorsoffice@vancouver.ca)" <vanmayorsoffice@vancouver.ca>

Date: 5/16/2016 11:09:40 AM

Subject: FW: Please do something about the lack of affordable housing

-----Original Message-----

From: s.22(1)

Sent: Thursday, May 12, 2016 11:57 AM

To: Robertson, Gregor; Christy Clark

Subject: Please do something about the lack of affordable housing

Dear Ms Clark and Mr Robertson,

Re: Vancouver mansion sold by Canaccord founder for record \$31.1 million now owned by 'student,' records show | Financial Post

<http://business.financialpost.com/personal-finance/mortgages-real-estate/vancouver-mansion-sold-by-canaccord-founder-for-record-31-1-million-now-owned-by-student-records-show>

I am so disturbed by Vancouver's housing and lack of affordable housing situation. It is completely unfair that millionaires are able to buy houses and avoid the taxes on them by lying about who actually owns the home. I find it repugnant that offshore owners are able to buy a place and not live in it or rent it out when the rental market and buyers market are so out of sync with the average person's income.

I do not mean that I do not want people from other countries to come here. I simply mean that everyone needs to contribute to society and all of us need to pay our fair share of taxes so: a) the taxes go towards increasing Vancouver's affordable rental stock, or b) real estate prices reflect the average person's income. If foreign owners are buying property and no one is living in that housing, or at least paying taxes that actually offset the cost of affordable housing, then local people who play by the rules are left homeless, or struggling to afford housing.

The situation right now, with homelessness rates off the charts, people renting being renocted, rental market at less than 1% vacancy and housing prices out of the reach of the average buyer is absolutely disgusting. Please do something to fix this and quickly or the next generation will choose to live elsewhere and our city will become a desert full of only rich people.

Sincerely,

s.22(1)

Sent from my iPad

From: s.22(1)

To: premier@gov.bc.ca

Date: 3/23/2016 5:41:57 PM

Subject: Chinese investors buy one-third of Vancouver homes: National Bank estimate

Do you think this data is "racist" too? Figure it out-we are being bought out and people who live, work and PAY TAXES here are pushed out.
<http://www.vancouver.sun.com/business/bc2035/chinese+investors+third+vancouver+homes+national+bank/11804486/story.html>

From: ["Robertson, Gregor" <Gregor.Robertson@vancouver.ca>](mailto:Gregor.Robertson@vancouver.ca)

To: ["Van Mayor's Office" <vanmayorsoffice@vancouver.ca>](mailto:vanmayorsoffice@vancouver.ca)

Date: 5/26/2016 10:42:51 AM

Subject: FW: Politicians condemn 60% foreign ownership of London skyscraper

-----Original Message-----

From: s.22(1)

Sent: Wednesday, May 25, 2016 9:01 AM

To: mayor@burnaby.ca; Robertson, Gregor

Subject: Politicians condemn 60% foreign ownership of London skyscraper

I read this today - it is just what we face here. The url is below. What about 'compulsory purchase orders on empty homes' and ensuring the occupiers are Canadian taxpayers? I am a Burnaby citizen. s.22(1)

<http://gu.com/p/4jgqh/sbl>

From: ["Robertson, Gregor" <Gregor.Robertson@vancouver.ca>](mailto:Gregor.Robertson@vancouver.ca)

To: ["Van Mayor's Office" <vanmayorsoffice@vancouver.ca>](mailto:vanmayorsoffice@vancouver.ca)

Date: 5/24/2016 10:40:58 AM

Subject: FW: Regarding Housing Crisis in British Columbia

Attachments: Letter regarding housing crisis in British Columbia.pdf

From: s.22(1)

Sent: Sunday, May 22, 2016 11:17 AM

To: premier@gov.bc.ca; rich.coleman.mla@leg.bc.ca; sramsay@bchousing.org; Robertson, Gregor; mayor@victoria.ca; gary.holman.MLA@leg.bc.ca; carole.james.MLA@leg.bc.ca; david.eby.mla@leg.bc.ca; scott.hamilton.MLA@leg.bc.ca; linda.larson.MLA@leg.bc.ca; leonard.krog.MLA@leg.bc.ca

Subject: Regarding Housing Crisis in British Columbia

Dear Premier Clark, Minister Coleman, Mr. Ramsay, Mayors, and Members of the Legislative Assembly,

I am a resident of southwest BC who is growing increasingly concerned with the blatant lack of regulation of the housing industry in our region. Please read the attached letter outlining my concerns.

I feel that this issue is out of my hands, and I am genuinely fearful of what will happen to our communities over the next decade if things continue as they are. I am turning to you, the leaders of our communities and our province, to please act on our behalf.

Our communities need your coordinated action.

Thank you for your consideration.

Sincerely,

s.22(1)

--

s.22(1)

To: Christy Clark, Premier of British Columbia, premier@gov.bc.ca;
Rich Coleman, Deputy Premier & Minister Responsible for Housing,
rich.coleman.mla@leg.bc.ca;
Shayne Ramsay, Chief Executive Officer, BC Housing, sramsay@bchousing.org;
Gregor Robertson, Mayor of Vancouver, gregor.robertson@vancouver.ca;
Lisa Helps, Mayor of Victoria, mayor@victoria.ca;
Gary Holman, MLA Saanich North and the Islands, gary.holman.MLA@leg.bc.ca;
Carole James, MLA Victoria Beacon Hill, carole.james.MLA@leg.bc.ca;
David Eby, MLA Vancouver Point Grey, david.eby.mla@leg.bc.ca;
Scott Hamilton, MLA Delta North, scott.hamilton.MLA@leg.bc.ca;
Linda Larson, MLA Boundary Similkameen, linda.larson.MLA@leg.bc.ca;
Leonard Eugene Krog, MLA Nanaimo, leonard.krog.MLA@leg.bc.ca;

Dear Premier, Minister, Mr. Ramsay, Mayors, and Members,

I am a 29 year old biologist living in Victoria, and also renting a suite in Delta to conduct field work in the Fraser River Estuary. I grew up in Victoria with a strong sense of community. We have vibrant festivals, community gardens, friendly conversations with strangers, and generally a welcoming, open atmosphere here. We also have a thriving tourist economy, and a relatively large proportion of retirees – though this has been shifting to an increase in young people over the past 5 to 10 years.

Our housing market on the island is squished, in large part due to geographic restriction in the level of development that can occur on this rock, but also due to changes in the housing market that are not sustainable for the long term. I am on track to become a well paid professional, and I honestly do not know if I will be able to own a house in my community in the future.

The reason that I am uncertain about this, is that I don't know what my community will look like in 10 years. Visiting Vancouver, I am witnessing the transformation of a bustling young city to a quiet ghost town. I went for a walk through the West End in April, and saw astroturf lawns and Christmas wreaths – a realtor acquaintance explained that most of the buildings are empty, bought up by investors but not actually lived in. A friend of mine who grew up in Vancouver was searching for a home for years before she finally pulled the plug and bought in Nanaimo last month (a gorgeous home for \$550, 000). She said the final straw for her was when she offered \$15, 000 over the asking price for a condo in Vancouver, which ended up selling for \$90, 000 over asking. These kinds of stories, and these kinds of prices, are what are driving people out and, in my opinion, dismantling the very communities the houses are being sold in.

This issue is spreading far beyond downtown Vancouver. In Delta, walking down the street where our rental is, I see for sale signs on 1 in 4 lawns. Our landlord has told us that he is selling the house as well, but he has no sign. He is specifically waiting for private buyers to offer him over 2 million dollars. And

he has had many bites so far. In Victoria, the for sale signs are popping up too, and a house sold on my parents' block for \$50, 000 over asking this spring. Even the rental market in Victoria, which has long had a high supply to support the student population here, is suddenly strangled. Vancouverites are selling their homes to foreign interests, and moving over to the island before the 'big wave' strikes here.

Traveling on the ferry back and forth, I regularly see entire car lanes full of tour buses with guests all coming from China. If this was July, I wouldn't bat an eye, but this has been steady since March, and I have seen large groups walking through residential neighbourhoods on "tours". These groups aren't here to see the whales or the gardens. They are here to buy property for their portfolios. And good for them – what an investment – but this is not good for our communities. A community cannot exist without people actively living in it, growing it, sharing in it. A house is not a home – and I fear there are very few homes left in the lower mainland.

We have the added issue of true poverty, and people living without any kind of home. In Victoria, "Tent City" – a congregation of homeless people on a piece of public property near downtown – is a loud cry for help for a population that is constantly marginalized and forgotten in our squeaky clean tourist town. If young professionals cannot house themselves, how are we ever going to house those who truly need assistance? How can we allow vacant homes with astroturf and boarded windows to be passed around for millions of dollars while we simultaneously deny people the right and ability to make homes in their own communities?

I believe that we need to treat the lower mainland and Vancouver island as the tourist destinations that they are, and begin to regulate the housing market as such. The first step to healing this growing wound is to limit who can own property in all of the core community areas to people who are present in the community for at least 6 months of the year. This is a simple first step – one that has been executed smoothly in many tourist towns to preserve local communities – and is the minimum legislation that we should be putting in place to slow the hemorrhage of housing losses. After that, there will need to be many more steps to ensure that new developments include low income options (Mayor Stewart Young has done a good job of this in re developing the city of Langford), that rent hikes are effectively controlled and loopholes closed, and that heritage buildings are renovated rather than demolished.

You are already aware of all of these issues. I know this. So please act. Please save our communities.

Sincerely,

s.22(1)



From: s.22(1)

To: justin.trudeau@parl.gc.ca
["Christy Clark.MLA" <Christy.Clark.MLA@leg.bc.ca>](mailto:Christy.Clark.MLA@leg.bc.ca)
thomas.mulcair@parl.gc.ca
rona.ambrose.c1@parl.gc.ca

Date: 6/6/2016 1:13:11 PM

Subject: Complainants Puzzled by Government's and Real Estate Board's Lack of Action of New Coast Reality

CANADIAN CITIZENS OUTRAGED BY GOVERNMENTS' LACK OF ACTION ON CANADIAN HOUSING BEING ALLOWED TO BE CONTROLLED BY FOREIGN INVESTORS!!!

Contracts shredded before an audit, and the regulator is missing in action?
People file complaints about realty company and hear nothing!

Why haven't they been audited by Revenue Canada? Why are they allowed to shred documents?

UNBELIEVEABLE! Revenue Canada pursues low-income senior for \$1.83 GST rebate over payment, while letting shady real estate companies cheat the government from receiving billions in property transfer taxes!

Also allows Chinese Nationals to claim no Canadian income to avoid paying Canadian income tax, while at the same time allowing them to claim Canadian residence to claim Canadian benefits and avoid paying capital gains tax?

Foreigners who don't principally live in Canada, but claim they do so on real estate forms are in a position to evade paying taxes on 25% of their capital gains tax.

Working both sides of the fence to their advantage while cheating Canada out of billions in taxes!!! **AND OUR GOVERNMENT ALLOWS THIS!!! - UNBELIEVABLE!!!**

Globe & Mail -

<http://www.theglobeandmail.com/news/national/no-action-taken-on-vancouvers-new-coast-realty-complainants-report/article30279257/>

What a complete and utter sham this whole industry is. We have three separate real estate associations in the province, all over-lapping. We have real estate boards and the provincial real estate council, all with the power to discipline real estate agents. In practice, all are lame, ineffective overseers of an industry that has failed repeatedly to put the consumer and Canada's National interests first.

End the “honour system” involving B.C. property purchases.

Immigration and tax specialists say Metro Vancouver's soaring house prices are being fuelled in part by people not telling the truth when they buy and sell houses. A side-effect is they are cheating B.C. and Canada of billions of dollars in tax revenue. Even though sellers are expected to tick a box on real estate industry forms stating whether they are Canadian residents for income tax purposes, the specialists say there is almost no bona fide monitoring of where the people live and pay taxes, which opens the door to fraudulent property transfers and tax evasions.

As it now stands, non-residents who don't principally live in Canada but claim they do so on real estate forms are evading paying tax on 25 per cent of their capital gains.

“People who are not a resident in Canada for tax purposes are supposed to pay up to 25 per cent tax on the profit from the sale of their property,” says Kurland.

“People who live and file taxes here don't have to pay these taxes, which should give an advantage to local buyers. But, when Canada Revenue Agency doesn't collect the tax, locals lose the advantage they were supposed to enjoy. Canada's tax system is supposed to favour locals over foreigners, but the system does not work if B.C. fails to make people accurately declare their tax residency on the form.”

In this era of mass trans-national migration, Kurland said, wealthy people around the world are paying professionals to weave them through a complex web of regulations surrounding immigration, residency requirements, real estate and taxation.

In some cases, Kurland said, the professionals are taking advantage of Canada's tax loopholes so their trans-national clients “can have their cake and eat it too.”

Some, for instance, are claiming to real estate officials they are Canadian residents to buy and sell houses (avoiding capital gains) and to maintain their status as permanent residents.

But then some of the same people, at the same time, Kurland said, are claiming to Revenue Canada they are not residents under our tax law so they don't have to declare their global income and property holdings and pay taxes in Canada.

Solving such problems, says Hyman, would require no new Canadian tax laws, no new taxes and no new restrictions on ownership, domestic or foreign.

The reforms would simply require more rigorous enforcement of claims by sellers and buyers about where they pay their taxes (regardless of whether they have a Canadian passport).

The reforms, which mainly require better information sharing between governments, will illuminate “market forces pushed by tax evaders, money launderers and economic fugitives parking ill-gotten gains in B.C. real estate,” Hyman said.

In short, Hyman's proposed **new rules would require any declaration that sellers make about where they live and pay taxes to be immediately cross-checked with Immigration Canada and the Canada Revenue Agency.**

That way, since it's the job of both Canadian immigration and tax officials to monitor where someone lives, all residency claims on real estate forms can be confirmed or exposed within days.

From: "[Van Der Veen, Annelise](mailto:Annelise.VanDerVeen@vancouver.ca)" <Annelise.VanDerVeen@vancouver.ca>

To: "[Seguin, Nicole](mailto:nicole.seguin@vancouver.ca)" <nicole.seguin@vancouver.ca>

Date: 4/14/2016 8:47:00 AM

Subject: RE: Meeting Request - Address the problem of rental properties in Vancouver

No, we have not replied.

A

From: Seguin, Nicole

Sent: Wednesday, April 13, 2016 5:07 PM

To: Van Der Veen, Annelise

Subject: FW: Meeting Request - Address the problem of rental properties in Vancouver

Hi Annelise,

Did we reply to this?

Nicole

From: Van Der Veen, Annelise

Sent: Tuesday, March 01, 2016 10:09 AM

To: Seguin, Nicole

Subject: Meeting Request - Address the problem of rental properties in Vancouver

From: Robertson, Gregor

Sent: Tuesday, March 01, 2016 10:04 AM

To: Van Der Veen, Annelise

Subject: HPRM: FW: Request to meet with the Mayor to address the problem of rental properties in Vancouver

From: s.22(1)

Sent: Saturday, February 27, 2016 9:00 PM

To: Robertson, Gregor

Subject: Request to meet with the Mayor to address the problem of rental properties in Vancouver

Dear Mr. Robertson,

I would like to meet with you to discuss the impact of foreign Chinese investors buying the inventory of **low rise rental properties** and how to address this issue before it becomes a major, unsolvable social and economic problem in Vancouver.

The current inventory of low rise is a corner stone for maintaining the rent in Vancouver at bay. Losing low-rise inventory to Chinese foreign investors would be a major loss for Vancouverites and a shock to Vancouver economy.

I am writing with great concern about the affordability of rent in Vancouver. The low rises are on the way to be lost to foreign Chinese investors who are doubling the rent. If you extrapolate on what is going on this sector, you will see that we will have a major social and economic problems in a couple of years if the city does not take an action to address it.

Because of the attention of the public to the impact of foreign Chinese investors on prices of real estate, they turned to buying low rise rental properties and some co-ops. They hide behind a corporation name so that the public would not notice that foreign Chinese investors are targeting this sector.

After buying a low rise, they use pressure tactics to get rid of old tenant, then double the rent for new tenants. This will create economic and social problems in Vancouver within the next two years, but its impact on Vancouverites would be more severe because it will affect the life of a large population of renters. It will also affect the ability of businesses to move to Vancouver due to the cost of doing business compared to other North American cities.

Just last month, two low rise apartment buildings in Fairview have been sold to Chinese investors and immediately turned to increasing the rent by 50% for existing vacant apartments in these properties. This is just the beginning of a second tidal wave of Chinese money multiplying the price of real estate in Vancouver.

I look forward to hearing from you.

s.22(1)



From: s.22(1)

To: neagland@postmedia.com

Date: 4/19/2016 6:09:17 PM

Subject: Corbie Fieldwalker

Thank you so much for writing about this fellow that is photographing disappearing Vancouver neighborhoods. I grew up in the Kerrisdale/Dunbar/Point Grey area and it is disgusting how Vancouver's city council is allowing so many of the homes there to be torn down & huge monstrosities being built for Asians.

The Endowment lands are now a disgrace with so many vacant houses, some boarded up, etc.

My Mother was born in Vancouver in 1915 & lived all her life there till 2001 when she died.

Vancouver was a lovely city in which to live and grow up in however, it is not nice any more. This is due to all the Asians who have moved there and the few I know who still live in that area, who are in their 80s, and lived all their lives in that area agree.

Vancouver will regret tearing down all these homes in the future when it will be too late. The current city council just doesn't seem to care about the city or the history of Vancouver even though many of them grew up there.

s.22(1)

Abbotsford, BC

From: ["Robertson, Gregor" <Gregor.Robertson@vancouver.ca>](mailto:Gregor.Robertson@vancouver.ca)
To: ["Van Mayor's Office" <vanmayorsoffice@vancouver.ca>](mailto:vanmayorsoffice@vancouver.ca)
Date: 5/11/2016 5:08:25 PM
Subject: FW: Save Vancouver Real Estate!

From: s.22(1)

Sent: Wednesday, May 11, 2016 4:48 PM

To: Robertson, Gregor

Subject: Save Vancouver Real Estate!

Dear Mr Robertson,

Everybody knows that the Real Estate market in Vancouver area is way too hot and abnormally driven by foreign investments, depriving locals of the ability to purchase at a fair market price.

For example, a listing at 602-939 Homer St was asking for \$588,000 while the City assessment was \$404,000 in 2015 and \$409,000 in 2016.

It sold today for 20% over the asking price (around \$705,000). This is about \$300,000 over the City Assessment, a full 75% above it!!!

Of course this is just an example but it shows that things are totally getting out of hand.

Next year many people won't qualify for the Home owner grant unless the cutting point is raised dramatically! People won't be able to afford to pay their taxes anymore.

You were elected on promises of housing affordability. Something has to be done, and fast!

Australia has implemented rules restricting foreign ownership in major cities. Vancouver should follow the same path to save the city from hyper speculation!

Foreign money from China is pouring into the city illegally, even for the cases where the source of the money is originally legal. China does not allow its citizens to export more than \$50,000 per year, so all the money used to purchase in Vancouver has illegally by-passed this restriction!

Your action is needed now!

A very concerned Vancouver owner.

Kind Regards,

s.22(1)

From: s.22(1)

To: "Robertson, Gregor" <Gregor.Robertson@vancouver.ca>

Date: 5/8/2016 7:01:39 AM

Subject: Foreign buyers crushing home dreams in Vancouver: study

Hi,

How much longer are you going to turn a blind eye on this issue? Maybe when local employers cannot find any ordinary Canadians because no one can afford a home in Vancouver?

I thought you'd like this:

<http://ctv.news/SBYY7cd>

Foreign buyers crushing home dreams in Vancouver: study

The Canadian and British Columbia governments are complicit in fuelling Vancouver's housing crisis as foreign Chinese buyers continue to shut local residents out of the market, a new study says.

To unsubscribe [click here](#).

From: "[Pavone, Connie](mailto:connie.pavone@vancouver.ca)" <connie.pavone@vancouver.ca>

To: "[Van Mayor's Office](mailto:vanmayorsoffice@vancouver.ca)" <vanmayorsoffice@vancouver.ca>

Date: 5/16/2016 11:30:59 AM

Subject: FW: Shared Bikes

From: s.22(1)

Sent: Thursday, March 17, 2016 7:53 PM

To: gregor robertson

Cc: vpd@vpd.ca Mailbox

Subject: Shared Bikes

Mayor Robertson: I was surprised to hear about your plans for the bike sharing initiative. First was this presented at city council with public hearings? As a promoter of business how do you justify this to all the bike rental businesses in downtown Vancouver, particularly the rental shops in the Stanley Park areas? Who pays for all the infrastructure need to make this possible, the bike racks, the bikes, helmets, the Credit card machines etc. As these will be unattended who instructs the renters on the traffic laws, particularly riding on sidewalks hand signals etc? We can't keep our riders off the sidewalks now and the VPD does not seem to have a policy against this now! Perhaps the VPD wants those who ride on the sidewalks to disturb the vagrants who are sleeping on the sidewalks. I recently saw a disturbing campsite set up outside the doors of the Orpheum Theatre home of the VSO. Is this how you want the tourists who come to Vancouver to remember their visit? Do something about the shocking state of affairs on Granville St!

On another subject: yesterday I saw you take time for another photo shoot that was followed by a story about the closure of The Inn At False Creek so that new condos can be built! Is there going to be a facility built to move these unfortunate people to new housing immediately? Are the condos for offshore investors, will they sit empty as so much of vacant housing in Vancouver so that these owners can profit from the Vancouver real estate market? It's time Vancouver city council had a policy on empty or abandoned housing to get the homeless off the street in these empty or abandoned properties!!

I would be interested in your reply or justifications for these policies since your office did not acknowledge or reply to my previous e-mail!

s.22(1)



From: s.22(1)

To: "Robertson, Gregor" <Gregor.Robertson@vancouver.ca>

Date: 3/2/2016 12:29:09 AM

Subject: Foreign speculation hits Metro commercial real estate | Real Estate | Business in Vancouver

How long before we have ghost cities? It's embarrassing that every economist is laughing at what a joke Canada has become for parking money. The only people that don't admit it are those that have taken on a reckless euphoria to free money in growing asset wealth.

This city is finished for long time Canadians and I suspect we are heading into troubled times here not unlike San Francisco. Our local governments are to blame. BC has won an international power ball that will be poison in the end. See you in Port Alice because no local politicians will be able to live here on their present salaries. I'm thinking they need massive raises? \$250k base. See how the public likes that.

<https://www.biv.com/article/2016/3/foreign-speculation-hits-metro-commercial-real-est/>

Sent from my iPad

From: ["Robertson, Gregor" <Gregor.Robertson@vancouver.ca>](mailto:Gregor.Robertson@vancouver.ca)

To: ["Van Mayor's Office" <vanmayorsoffice@vancouver.ca>](mailto:vanmayorsoffice@vancouver.ca)

Date: 6/6/2016 11:30:26 AM

Subject: FW: Vancouver Residential Home Speculation

From: s.22(1)

Sent: Monday, June 06, 2016 10:22 AM

To: Robertson, Gregor

Cc: Joan Rush

Subject: Vancouver Residential Home Speculation

Where have you been on this file? The last I heard you were suggesting people's anger was racially motivated. You clearly were in denial because of your close ties (and funding) to the developers and real estate hacks (read Bob Rennie et al).

You have fiddled while Rome burns. Instead of whining to the other governments—figure out what YOU and your government can do.

And yes, you may have to upset your real estate industry friends.

Do you speak for them or the people that live here?

Come on now.

GET CRACKING

s.22(1)

Sent from [Mail](#) for Windows 10

From: s.22(1)
To: "Robertson, Gregor" <Gregor.Robertson@vancouver.ca>
Date: 3/26/2016 11:16:32 AM
Subject: Fw: Real Estate

Sent from Windows Mail

From: s.22(1)
Sent: ²Saturday², ²March² ²26², ²2016 ²11²:²10² ²AM
To: Christy.Clark.MLA@leg.bc.ca

Sent from Windows Mail

From: s.22(1)
Sent: ²Saturday², ²March² ²26², ²2016 ²11²:²04² ²AM
To: david.eby.mla@leg.bc.ca

Sent from Windows Mail

From: s.22(1)
Sent: ²Saturday², ²March² ²26², ²2016 ²9²:²40² ²AM
To: andrew.wilkinson.MLA@leg.bc.ca

I was born in Vancouver in 1942 and have been a lifetime Liberal.
Over the years I have seen the ASIANIZATION of many greater Vancouver neighbourhoods such as RICHMOND, MARPOLE , KERRISDALE, ETC. Many of these neighbourhoods used to have a variety of different ethnic businesses. Now they're all gone and have been replaced with Sushi, Bubble Teas, Nail salons, Chinese and Pho Restaurants.

My Wife and I are probably one of the last remaining Caucasians left on our Block, with the exception of our neighbour on the corner. In January, 2016 he put his house up for sale. We sold in early Feb, 2016 to a buyer from Mainland China. The young female buyer bought four houses, one across the street, for 2.91 million which has sat empty since January and ours for 3.21 million which was \$900,000 over the assessment.

She also purchased two other houses in our neighbourhood for similar prices.

The contract we signed ,allows her at the time of closing to put any name she wants on it,as Owners.

You are probably thinking, why are we complaining. My answer to you is this.

My Wife and I would rather have our House worth half and still live in a neighbourhood. A neighbourhood of many different Nationalities of people who want to assimilate to the Canadian way of life and who want to learn English and respect our traditions and Values.

As an Old Man reflecting back, I see the neighbourhoods gone, as we used to know it. A place where our Children and Grand Children will never be able to buy and live in.

Our only hope is to adopt what Shanghai, Hong Kong, Sydney, Melbourne, Auckland, New York, Miami, Los Angeles have done. Introduce a LUXURY TAX on properties above a certain price, I am not talking about the proposed three percent above two million dollars. I am talking about , if you purchase one property, you must be a resident and live in it for over three years. Should you purchase a second property and sell it within five years you would have to pay a 15 to 25 Percent LUXURY TAX.

It appears the only Political Party really trying to change this Disaster, is the NDP.

I am hoping as our MLA, you will be carrying this torch for change.

Yours respectfully,

s.22(1)

From: "Henry, Molly" <Molly.Henry@vancouver.ca>
To: "Mayor Media" <Mayor.Media@vancouver.ca>
Date: 5/24/2016 11:28:45 AM
Subject: RE: City of Vancouver just an investment real estate speculation vehicle or instrument

Yup, I got it.

From: Mayor Media
Sent: Tuesday, May 24, 2016 11:26 AM
To: Henry, Molly
Subject: FW: City of Vancouver just an investment real estate speculation vehicle or instrument

Things like this coming to mayor.media@vancouver.ca are just ignored on my end, make sense?

From: s.22(1)
Sent: Sunday, May 22, 2016 11:03 AM
To: Robertson, Gregor
Cc: Cambie Corridor Planning Program; Clibbon, Chris; Mayor Media; Bertrand, Dana; Van Der Veen, Annelise
Subject: City of Vancouver just an investment real estate speculation vehicle or instrument

All the coal harbour condos that are over 1 million are just real estate investment instruments and not for living.

now your want to build 1 million condos are residential neighborhoods that would sit empty.

Who would buy 1.5 million condos who works for a living.? you can buy a house in Langley with 7 bedroom and land for 1.5 million.

I say that city hall puts a halt into any development where the price of homes or condos are 'unaffordable' who target market is people who make \$1 million/year which is the 1% or institutional investments.

City of Vancouver in some neighborhoods like coal harbour and some homes is now just 'real estate investment vehicle's for hedge funds, 1% and pension funds.. The condos are not for living but for idle investment for hedge funds, pension funds.

ban any development where condos are unaffordable or over \$400,000 in the city.

What the city needs is 'affordable housing' like condos under \$300,000 if high density. or homes under \$500,000.

The entire city west of main street is unaffordable for anyone who works for the city too.with their measely income of \$90,000/year property tax is \$10,000 people will not pay 25% of their pay check for property taxes. you have empty schools and everyone just move to surrey.

Vancouver will have just super rich where empty homes and condos owned by hedge funds and pension funds and absentee homes and homeless on welfare . working class cannot afford to pay 1.5 million for house or condo

only 1% of people earn \$200,000/year or more.

the proposed rezoning and development of cambie just increase land values

you have condos selling for 1.5 million? The entire westside is just an 'investmen' empty condo for foreign buyers.

People who are middle class and work in the city with incomes under \$100,000 will not pay 1.5 million for a condo or 2 million for a house west of main street

And you have developers paying the city for what?

Property developers shouldn't have to pay you guys or the city anything, it's borderline 'bribery'

The CAC or cash amenity contribution is peanuts compared to the property taxes and higher prices people have to pay to have the privilege of living in some two bedroom condo costing 1.5 million when they can buy the same condo for \$200,000 in surrey.

the city is the reason for the cause in unaffordable housing.

as for the homeless and people on welfare , well they are unemployed and cannot afford a condo even it cost \$150,000 which is in surrey.

With high property taxes, even business and movie studios are closing their shops as land is demolished to build 1.5 million condos sold to foreign buyers that are kept empty as an 'idle investment'

city hall is the cause of unaffordable housing in vancouver

<https://www.realtor.ca/Residential/Single-Family/16787687/4555-CAMBIE-STREET-Vancouver-British-Columbia-V5Z0G6>

<https://www.realtor.ca/Residential/Single-Family/16844817/PH3-505-W-30TH-AVENUE-Vancouver-British-Columbia-T2N0K9>

From: s.22(1)

To: "Robertson, Gregor" <Gregor.Robertson@vancouver.ca>

Date: 4/10/2016 10:55:24 PM

Subject: FW: Sounds like covering up to me

Attachments: New Coast Response to Globe and Mail.pdf

Your Honor:

Here attached is the response of NC to the news by G&M. They are denying the report content and will be "working with Council" to answer the unfair... The question is, does the council also think these are unfair, or council wants to make these look unfair so that NC can catch a breath?

Let's be aware that the owner of NC loves loopholes in law. Given a chance, he will come back with all the lessons learned to find new loopholes. Public opinion might explode by then if government does not step in with stringent supervision for this time. When all necessary precautions are taken, bad publicity can be prevented in the future.

Some sources have found them forging customer signatures to cover up evidence. Therefore no scanned documents should be trusted, and all clients need to be contacted to gather real correlation for the transactions. If criminal investigation forces step in to stop their efforts in doing what they are used to doing in Mainland China, more tax dollars can be secured, and it would not hurt to gain more public support as voters are mostly working class people, feeling the pain buying homes.

Cheers,

s.22(1)

New Coast Response to Globe and Mail

2016-04-10 新海岸地产



New Coast Realty's agents and management work hard to serve the best interests of our clients and to respect our professional obligations while doing so. New Coast denies the allegations made by the Globe and Mail, which are based on excerpts of a recorded conversation taken out of context. New Coast is cooperating with the Real Estate Council in reviewing these matters and looks forward to answering the unfair accusations which have been made.

A vertical rectangular graphic with a blue background and a red curved bottom. At the top center is the New Coast Realty logo, which consists of a red house outline containing the words "NEW COAST" in white. Below the logo, the text "NEW COAST REALTY" is written in white. Underneath that, the phone number "778 888 7777" is displayed in a large, bold, white font. Below the phone number, the text "Call today to get SOLD!" is written in a smaller white font. In the center of the graphic is a square QR code with a small version of the New Coast Realty logo in the middle. At the bottom of the graphic, the Chinese text "頂級金牌經紀合力為您快速賣出好價" is written in white.

網站: www.newcoast.ca

Facebook: [New Coast Realty](#)

Twitter: [@New Coast Realty](#)

Direct Sales line: [778-888-7777](tel:778-888-7777)

Office Phone: [604-370-2023](tel:604-370-2023)

info@newcoast.ca

From: s.22(1)
To: ["Van Mayor's Office" <vanmayoroffice@vancouver.ca>](mailto:vanmayoroffice@vancouver.ca)
Date: 5/27/2016 7:34:28 PM
Subject: Re: Housing in Vancouver

Dear Sir/Madam:

Thank you for taking the time to respond on the Mayor's behalf to my concerns regarding the housing crisis in the City of Vancouver.

I appreciate and agree wholeheartedly with your comment that "Housing...[should] not be treated as a commodity" but I would like to point out that the actions you cite as being undertaken by the Mayor do nothing to address the situation and, indeed, continue to treat our residential housing stock as a commodity up for sale to the highest bidder. Asking for new taxes to be added - whether a speculation tax or some other form of punitive taxation relating to house sales or non-occupied houses - only adds money to the provincial coffers and is not going to discourage any sort of foreign purchase of our limited housing stock. The proposed taxes are small when compared to the fortunes foreigners are investing and their desire to get their money out of their home country. Not to mention the fact that such taxes just reward the government for not doing something concrete to help its own citizens.

Your comments suggest that only the provincial government can do something about this mounting affordability crisis in our city. This is not true. In fact, the City of Vancouver can and should take the first step necessary to address this problem, namely a complete moratorium on demolition permits except in the rare instances of a real and imminent health/safety hazard. Demolition permits issued for homes that have not yet fallen to the wrecker's ball should be rescinded and the application fees returned. Putting an immediate halt to the destruction of our heritage and our neighbourhoods will send a clear message to foreign investors and will save homes that are perfectly habitable. Indeed, the oft-heard excuse that our homes must be demolished by the new foreign owners because they wish to get rid of the "ghosts of previous inhabitants" reeks of racism. What possible legitimate excuse could there be to demolish 900+ homes a year? Of course, that windfall of \$9,000,000+ per year in demolition application fees must look good on the city's books.

The exodus of our young people from the city is increasing thanks to the rapid escalation of foreign ownership. How can we compete with multi-millions in foreign money? How can our children afford to live in the city they grew up in? Simple answer? They can't ... and so they are leaving. Leaving us with a cold, heartless city that worships the dollar and cares not one whit for its citizens.

Please show leadership and immediately stop the demolition of our homes. The City of Victoria is moving quickly in this direction; it's time the City of Vancouver did the same. Once the demolition/re-build option is removed from foreign investors, all levels of government must then take the steps necessary to de-commodify our residential housing stock and remove the foreign investment component.

Thank you for taking the time to read my concerns. This is an issue that has come to the forefront for many Vancouverites. Please help save our city.

s.22(1)

On 27-May-16, at 4:12 PM, Van Mayor's Office wrote:

Hi s.22(1)

On behalf of Mayor Robertson, thank you for your email. Mayor Robertson has forwarded your message to my attention for follow-up.

Housing needs to be first and foremost for people to live in, not treated as a commodity, and Mayor Robertson has been outspoken in support of new tools needed to create a fair playing field in our housing market. Global capital is clearly impacting our housing prices and we need the Province to take steps to reduce speculation. That's why Mayor Robertson has called for the BC government to bring in a speculation tax to discourage short-term sales, a higher sales tax when a luxury home is sold, and new tools to discourage homes from sitting empty and make sure they are rented out.

At Vancouver City Hall we are continuing to seek out every opportunity to protect and increase affordable housing, and work with the Province to address Vancouver's housing crisis.

We encourage you to write to your MLA and MP to share your concerns with them as well.

Thank you again for writing to Mayor Robertson and sharing your story with us.

Sincerely,
Vancouver Mayor's Office

-----Original Message-----

From: s.22(1)

Sent: Saturday, May 14, 2016 4:02 PM

To: Robertson, Gregor

Subject: Housing in Vancouver

Dear Mr. Mayor:

I would like to add my voice to the many citizens who have expressed concerns in the media (including social media) and to public officials with respect to the appalling situation in the City of Vancouver's residential housing market. I am hoping you realize by now that the platitudes espoused by politicians at all levels of government that the situation is "under control" or that there "is nothing to worry about" are nothing but hollow words - and couldn't be further from the truth. Each and every day, new stories come out about increasingly

absurd house sales that just boggle the mind and scream out for action on the part of our government officials who are, after all, elected to act on our behalf and in our best interests.

Clearly what is being allowed to happen now - whereby foreign investors are flooding our residential housing market with unheard-of amounts of money, driving up prices, leaving homes empty or demolishing perfectly beautiful homes to erect massive concrete boxes in their stead - is unacceptable and must stop. Our young people can no longer afford to buy a home in the city in which they were raised, and many - my own children included - are looking to move out of the Lower Mainland and, in some cases, out of the province, in order to be able to afford a home of their own. Our residential housing stock should be for the benefit of Canadian citizens/residents, people who live and work and pay taxes in the community, not for foreign investors. Clearly, very few Canadians have the kind of income that foreign investors have access to and we certainly cannot compete with investors who pay thousands, hundreds of thousands and, in the most recent case, six MILLION dollars over asking price. It is insane. It is unsustainable. And it is leading to increasingly negative feelings towards foreign investors/visitors who see our city and country as nothing more than a safe haven for their ill-gotten gains (which involve such actions, no doubt, as tax evasion, money laundering and bypassing currency exportation laws). Even local developers have been known to market their new projects either exclusively in China or to foreign buyers first - before Canadians are even given a chance to purchase a home.

In short, Canadians do not have a chance. Our beautiful city is losing its cultural heritage, its ability to attract and retain families, its very soul. Politicians at all levels of government who turn a blind eye or who eschew the concerns of citizens do so at their peril. Please take the lead and put the brakes on this very real issue. Stop issuing demolition permits, except in situations where health and safety are real concerns. Work with the province and federal government to introduce legislation restricting the sale of our residential housing stock to citizens and legal residents. Work to remove the investment component from the residential housing market; forcing foreign investors to divest themselves of their Canadian assets in the residential housing market will almost immediately allow the market to correct this unaffordability crisis. Our homes should not be an investment vehicle for foreign nationals.

Please take this issue seriously. Take the lead. Our city needs help now.

Thank you.

s.22(1)

From: s.22(1)
To: "Robertson, Gregor" <Gregor.Robertson@vancouver.ca>
Date: 4/13/2016 1:18:59 PM
Subject: Fwd: Vancouver real estate

s.22(1)

Begin forwarded message:

From: s.22(1)
Date: April 13, 2016 at 11:18:09 AM PDT
To: "Clark.MLA, Christy" <christy.clark.MLA@leg.bc.ca>, gregor.Robetson@vancouver.ca, justin.trudeau@parl.gc.ca
Subject: Vancouver real estate

CONGRATULATIONS, WE HAVE MADE IN NY TIMES

VANCOUVER JOURNAL

Chinese Scions' Song: My Daddy's Rich and My Lamborghini's Good-Looking

BY DAN LEVIN

Many wealthy Chinese are moving their families and riches to Western cities like Vancouver, where their children show off cars and diamond-encrusted watches.

I THINK IT IS TIME YOU DO SOMETHING ABOUT THIS, YOU HAVE ALLOWED THE 1% TO TAKE OVER OUR LIVES>

s.22(1)

From: "[Van Mayor's Office](mailto:vanmayoroffice@vancouver.ca)" <vanmayoroffice@vancouver.ca>

To: s.22(1)

Date: 6/1/2016 4:17:09 PM

Subject: RE: Open Letter to Vancouver Mayor, BC Premier, Prime Minister of Canada - Housing Crisis

Hello,

On behalf of Mayor Robertson, thank you for your email. Mayor Robertson has forwarded your message to my attention for follow-up.

Housing affordability is one of the things we hear about the most at Vancouver City Hall. Housing is a top priority for Council, and over the last five years the City has taken bold steps to create and protect affordable homes in Vancouver using new tools, policy, and partnerships. As a result, nearly half of all new rental housing in the region is being built in the city. The Mayor has also been outspoken in support of new tools needed to create a fair playing field in our housing market. Global capital is clearly impacting our housing prices and we need the Province to take steps to reduce speculation and make sure housing is for homes, not treated as a commodity. That's why Mayor Robertson has called for the BC government to bring in a speculation tax to discourage short-term sales, a higher sales tax when a luxury home is sold, and new tools to discourage homes from sitting empty and make sure they are rented out.

Thank you again for writing to Mayor Robertson.

Sincerely,
Vancouver Mayor's Office

From: s.22(1)

Sent: Wednesday, June 01, 2016 11:53 AM

To: Robertson, Gregor

Cc: premier@gov.bc.ca

Subject: Open Letter to Vancouver Mayor, BC Premier, Prime Minister of Canada - Housing Crisis

The other day I was barely able to keep my composure at a coffee shop in West Van as I listened to a young real estate agent at the table beside me. He was speaking through a mandarin translator, telling an extremely well dressed Chinese couple that he could find them three or four different homes in the price range of 5 – 7 million each that they could purchase in the Caulfield Plateau area. He said it was a great investment as the houses were expected to go up another 20 % in value in 2017. He kept explaining that now was the time to buy MULTIPLE PROPERTIES as it was unknown what was going to happen to the foreign investment laws. So, as I see it, if they buy four homes, that's 20 million dollars of inflated demand casually pouring into our economy. This agent kept talking about how he'd helped DOZENS of clients do the same thing. So hundreds of millions of dollars pouring in, and you politicians at all levels can't admit that this doesn't drive housing prices up??? It would also make this real estate agent very rich himself.

This issue is the responsibility of all levels of government from the Mayor of Vancouver, to the Premier of this province, and the Federal government as well. Funny how all three are basically Liberal with attitudes and overuse of political correctness, who don't have the guts to offend the elephant in the room, which is foreign investors, not to mention the benefit of the money in your pockets as a result. I hear people say all the time now that they are planning to leave the lower mainland, simply because we they cannot survive here. These people are the middle class with jobs, who are being squeezed out not only by high housing prices, but also almost zero reasonable rentals available, and quite frankly the higher cost of everything, including our gas prices, parking, car insurance, food, hydro, everything in BC is more expensive, especially here. We also have the highest child poverty rate, the lowest minimum wage, and the highest personal debt in the country.

I am one paycheck from being homeless. I rent and pray my landlord does not want to take advantage of this craziness and sell the condo I rent, for fear of having to find someplace else to live. I will never be able to own or buy a home living here. I am a single mother. There will never be a day, contrary to what the Mayor of Vancouver says or imagines that there will be no more homelessness. How can that possibly ever be with the current situation, and there's far more to homelessness than just housing issues. It doesn't take a rocket science to figure that out.

You are all at fault for allowing this to happen and be complacent about it. Soon you will be left with a city of nothing but wealthy Asians and Indo Canadian gangs, because everyone else will have no choice but to leave. Vancouver and the lower mainland are ruined from what it used to be.

s.22(1)

Port Coquitlam, BC

From: s.22(1)

To: "Robertson, Gregor" <Gregor.Robertson@vancouver.ca>

Date: 4/9/2016 1:08:56 PM

Subject: globe articles....you're a disgrace right up there with Christie...Chinese RE collusion /apathy at its best

<http://www.theglobeandmail.com/news/british-columbia/bc-realty-withholding-commissions-from-sale-of-luxury-homes-agents-say/article29198578/comments/>

<http://www.theglobeandmail.com/news/investigations/inside-a-fast-growing-bc-firm-that-has-home-sellers-crying-foul/article29578417/comments/>

From: ["Van Mayor's Office" <vanmayoroffice@vancouver.ca>](mailto:vanmayoroffice@vancouver.ca)

To: s.22(1)

Date: 5/27/2016 3:55:28 PM

Subject: RE: Regarding Housing Crisis in British Columbia

Hi s.22(1)

On behalf of Mayor Robertson, thank you for your email. Mayor Robertson has forwarded your message to my attention for follow-up.

Housing needs to be first and foremost for people to live in, not treated as a commodity, and Mayor Robertson has been outspoken in support of new tools needed to create a fair playing field in our housing market. Global capital is clearly impacting our housing prices and we need the Province to take steps to reduce speculation. That's why Mayor Robertson has called for the BC government to bring in a speculation tax to discourage short-term sales, a higher sales tax when a luxury home is sold, and new tools to discourage homes from sitting empty and make sure they are rented out.

At Vancouver City Hall we are continuing to seek out every option to protect and increase affordable housing, reduce speculation and the number of empty homes, and work with the Province to address Vancouver's housing crisis.

Thank you again for writing to Mayor Robertson and sharing your story with us.

Sincerely,
Vancouver Mayor's Office

From: s.22(1)

Sent: Sunday, May 22, 2016 11:17 AM

To: premier@gov.bc.ca; rich.coleman.mla@leg.bc.ca; sramsay@bchousing.org; Robertson, Gregor; mayor@victoria.ca; gary.holman.MLA@leg.bc.ca; carole.james.MLA@leg.bc.ca; david.eby.mla@leg.bc.ca; scott.hamilton.MLA@leg.bc.ca; linda.larson.MLA@leg.bc.ca; leonard.krog.MLA@leg.bc.ca

Subject: Regarding Housing Crisis in British Columbia

Dear Premier Clark, Minister Coleman, Mr. Ramsay, Mayors, and Members of the Legislative Assembly,

I am a resident of southwest BC who is growing increasingly concerned with the blatant lack of regulation of the housing industry in our region. Please read the attached letter outlining my concerns.

I feel that this issue is out of my hands, and I am genuinely fearful of what will happen to our communities over the next decade if things continue as they are. I am turning to you, the leaders of our communities and our province, to please act on our behalf.

Our communities need your coordinated action.

Thank you for your consideration.

Sincerely,

s.22(1)

--

s.22(1)

From: s.22(1)
To: ["ZBusPoIBC Christy Clark Premier" <premier@gov.bc.ca>](mailto:premier@gov.bc.ca)
Date: 3/14/2016 4:01:25 PM
Subject: Greater Vancouver Housing Crisis

Office of the Premier,
BC Provincial Government,
Victoria, BC
V8W9E1
Canada

Attention: Madam Premier, The Hon. Christy Clark

Subject: Greater Vancouver Housing Crisis

Dear Madam Premier: As a 47 year resident in the Vancouver area, I am distressed and very disappointed by the continuing absence of effort by your Government - and the affected Municipalities - to recognise and address the growing affordable housing crisis in Greater Vancouver.

Both Provincial and municipal authorities appear to have been seduced for years by the extremely inflated property values and their consequent attractiveness to non-residents as an investment vehicle, not to mention possible lobbying by interests associated with real estate.

Existing home-owners have for years naively accepted the stupendous increase in their property "values" - but even they are now questioning their ability to pay the resulting high municipal taxes, to the point where they may NOT be able to pass along the "windfall" inheritance to their families - as most had previously assumed!

In the past two decades, Vancouver has experienced a "perfect storm" of inadequate monitoring of real-estate transactions, shadow-flipping, un-regulated/taxed offshore purchase of local property, absentee ownership, and a dearth of new "affordable" construction etc etc etc. All of these have driven the cost of property in Vancouver area to extreme levels, far beyond that for comparable items in any other part of Canada.

As a result, many employees (service industries, hospitality sector, food & beverage, transportation, and even young professionals - especially with kids) are now finding it financially impossible to live in this area.

Clearly, the BC Government and Greater Vancouver need to move much more aggressively on a long-term plan for affordable housing - ideally for purchase and/or rental.

If you and your municipal counterparts do not take action - many employees will sooner or later refuse to accept the 2-3 hour daily commute and simply choose to seek employment elsewhere. The tipping point will come when City businesses eventually cannot find employees.

I realise that political initiatives are often limited to what is achievable within the span of the electoral cycle. However, that said, with the cooperation of the new, more amenable, Federal Government, there may still be time for you to address this issue.

If you ignore this huge problem, it will certainly not go away, and your continued inaction may become your political legacy.

Respectfully,

s.22(1) PEng (retd) CIM, BSc (Hons), ARCST

Coquitlam, BC

PS Researching possible solutions, I found the following initiatives already taken by others:

(1) City of Calgary already figured out years ago some ways to curb prices.

How it works: Through bulk buying units from large developers, using city-owned land, or building

their own units more efficiently, they could pass on these savings to subsidize buyers' down payments.

The catch: buyers must undergo financial literacy training, and when they sell their home they share a portion of the property value lift with the organization.

To prevent flipping, the sooner homeowners sell the municipal homes, the higher the cut they share with "Attainable Homes".

Kick-starting the program cost the city \$2 million; by 2013, the municipal corporation had generated more than a \$5-million surplus, housing hundreds of families in the process and freeing up rental units for others.

(2) Meanwhile, the Toronto non-profit "Options for Homes" has built more than 6,500 homes in southern Ontario and Montreal thanks to a creative bit of construction and development financing. Its homeowners only pay a five per cent down payment, and can borrow up to 13 per cent of the purchase price from "Options" with no payments until they sell or rent the suite.

How it works: "Options for Homes" buys urban land for development. It then builds multi-unit apartments, finding up to 20 per cent lower costs than a for-profit developer.

When future residents buy those units, "Options for Homes" passes on its savings through a lower selling price. And the organization registers a second mortgage on each unit, which it repays once the unit is re-sold at a later date. The proceeds are pumped back into the organization's \$200-million capital fund, and used to buy even more land.

(3) Whistler, BC already addressed the issue of future affordability

How it works: The municipality created a housing agency in the late 1990s to create affordable housing for Whistler's workforce.

The municipal subsidiary placed restrictive covenants on a portion of local properties that would forever protect them from land speculators driving up prices. To qualify, buyers would have to live in Whistler and not own other property. The covenants also capped the maximum amount for which homeowners could re-sell their homes above what they paid, tying it to the consumer price index rather than supply-and-demand.

In just over a decade, the Whistler Housing Authority boasts building 1,000 affordable rental and home ownership units. etc, etc

From: ["Van Mayor's Office" <vanmayoroffice@vancouver.ca>](mailto:vanmayoroffice@vancouver.ca)

To: s.22(1)

Date: 6/1/2016 3:10:24 PM

Subject: RE: Thanks

Hi s.22(1)

I spoke with Mayor Robertson and he asked me to forward his response to your questions:

"Housing affordability is one of the things we hear about the most at City Hall. The cost of housing is rising faster than incomes for both renters and owners, which is making it tough for many families, students, and seniors to live in Vancouver. That's why we're working hard to support and protect rental housing, and why I've called on the BC government to introduce new tools to create a level playing field in Vancouver's housing market, including a speculation tax, a higher sales tax when a luxury home is sold, and tools to discourage homes from sitting empty and make sure they are rented out. We have a big task ahead of us, but we're not backing down, and we'll keep pursuing all options to ensure Vancouver remains a city everyone can call home.

Vancouver currently has a population of just over 600,000 residents, and the city is expected to grow to over 750,000 by 2040. Vancouver's population is extraordinarily diverse, and the City values that diversity as a source of creativity and strength. Each neighbourhood has a unique character, with all sorts of different restaurants, stores, and events, and together they make Vancouver a great city. At the same time, Vancouver faces some challenges and we're working hard to keep up with demands on transportation and housing. By creating complete and compact neighbourhoods where people can work, play, and shop, we're ensuring residents have access to a wide range of amenities and services close to home.

Vancouver has a longstanding commitment to welcoming new residents to our city and we will continue to support our communities as they grow."

Good luck with your assignment!

Sincerely,
Vancouver Mayor's Office

-----Original Message-----

From: s.22(1)

Sent: Thursday, May 26, 2016 8:38 AM

To: Van Mayor's Office

Subject: Thanks

Ok here are the questions.

- 1) Do you think your city is going to loose population from the real-estate market?
- 2) Do you like the size of you population?
- 3) What good and whats bad about having a big populated city?

4) Is your city doing anything to prevent people from moving into your city?

From: s.22(1)

To: "[Robertson, Gregor](mailto:Gregor.Robertson@vancouver.ca)" <Gregor.Robertson@vancouver.ca>

Date: 3/11/2016 2:17:09 AM

Subject: Healthy business practices in Vancouver and BC

Mr. Robertson:

Watching CBC news tonight, they are reporting on the water damage of the aquifer at

7048 Beechwood St. Vancouver, BC V6P 5V4 when the owner hired a disreputable business to put in geothermal flooring. I think the announcer said Geoenergia was the company and that the company may have left Canada, that the news agency has been unable to contact them.

Then there was the recent "shadow flipping" of real estate that anyone can see would be a viable market and has a caveat emptor aspect, but carries a perceived abuse of Canadian values when there is a racial face to such transactions.

I was recently looking to buy a car and noticed numerous newspaper sized, non-english publications of car dealerships advertising to Chinese language customers. Some of the prices looked very inviting but I could not access enough details from the articles.

There is a 4 star hotel in Richmond that when I called to ask about room prices for relatives coming to visit, and as soon as I spoke, they hung up on me.

While we do not have the language laws of Quebec, and clearly the business community wants to work together because it all seems to produce profit, let's be clear on who profits. It will not be the young families or retirees who will stay in Vancouver. The property and the business models being employed serve one primary purpose...to move many racially profiled Canadians out of the city, either by affordability, services, or blatant racism.

I've worked for years in social services and lived in modest accommodations in Vancouver for 35 years. I've known forever I could never own property here and that was acceptable. But what I see is the face of many communities and neighbourhoods being redeveloped for today's dollar over community values. My dollars and business is not needed in Vancouver. There are more international dollars that have much more clout and cachet for the City. But once those dollars are spent here, they also own the city. This letter won't change anything so I just ask that you make sure the price tag is worth it.

Thanks for your time

s.22(1)

From: s.22(1)
To: "[Van Mayor's Office](mailto:vanmayoroffice@vancouver.ca)" <vanmayoroffice@vancouver.ca>
Date: 6/3/2016 1:36:13 PM
Subject: Vancouver?

From: s.22(1)
Date: 2 June, 2016 9:16:25 AM PDT
To: s.22(1)
Subject: Fwd: Vancouver?

Dear Mayor's Office,

Thank you for your consideration and letter.

I am taking your advice and sending my thoughts to Premier / MLA.
You will note one major change ... I believe my words apply...
NOT JUST TO REAL ESTATE

TRANSPORTATION WILL ALSO 'BARE' THE ACHILLES HEEL of \$\$\$ overload and create enclaves of mid/ lower class families living & functioning in a very limited periphery, eventually destroying the diversity & dynamic of Vancouver!

Please consider inviting me to a brainstorming meeting, as a lover (with wisdom) of our city & no vested interests or conflicted views!

From: s.22(1)
Date: 2 June, 2016

From: Van Mayor's Office <vanmayoroffice@vancouver.ca>
Date: May 27, 2016 at 4:17:59 PM PDT
To: s.22(1)
Subject: RE: Vancouver?

Hi s.22(1)

Thank you for writing to the Vancouver Mayor's Office.

Housing needs to be first and foremost for people to live in, not treated as a commodity, and Mayor Robertson has been outspoken in support of new tools needed to create a fair playing field in our housing market. Global capital is clearly impacting our housing prices and we need the Province to take steps to reduce speculation. That's why Mayor Robertson has called for the BC government to bring in a speculation tax to discourage

short-term sales, a higher sales tax when a luxury home is sold, and new tools to discourage homes from sitting empty and make sure they are rented out.

At Vancouver City Hall we are continuing to seek out every opportunity to protect and increase affordable housing, and work with the Province to address Vancouver's housing crisis.

We encourage you to write to your MLA and MP to share your concerns with them as well.

Thank you again for sharing your thoughts with us.

Sincerely,
Vancouver Mayor's Office

-----Original Message-----

From: s.22(1)
Sent: Wednesday, May 25, 2016 8:57 AM
To: Van Mayor's Office
Cc: vancouver.sun
Subject: Vancouver?

To all ... whom it may concern,

Have we found the 'Achilles' heel of this unfortunate real estate trend?

Vancouver's economy will continue to wane from the loss of young brilliant talent, no longer interested in living here.

With the commute too long and prices too high ... intellect will lead them & their families to a lifestyle of balance, in other cities.

A costly loss to Vancouver!

Greed will breed an unwelcome karma!

Future generations will condemn us for inaction!

s.22(1) / Vancouver

From: s.22(1)

To: "[Robertson, Gregor](mailto:Gregor.Robertson@vancouver.ca)" <Gregor.Robertson@vancouver.ca>

Date: 6/6/2016 8:34:05 AM

Subject: homeless

Mr. Robertson,

I have lived in Vancouver my whole life. I grew up in Coquitlam and we bought a townhouse in Maple Ridge in 2005. We were hit with a roof assessment one year later and because of that and the recession that hurt my job we had to foreclose. We then had to move to Chilliwack because we could not afford anything in the immediate area. My husband attended BCIT and we had to move closer because the drive and gas money was leaving us without money for food. We moved back into the area 2012 and resided in Pitt Meadows. My 82 year old mother lives in Maple Ridge and because of her age we wanted to be close by her.

Our landlord decided to sell the townhouse we are living in and gave us 2 months notice to vacate. We have looked everywhere to find a home. We have been to at least 50 places and have to compete with like 80 families for the one place. We almost got a home on Poco for \$2000 and when we went to do the move in inspection found out it was full of black mold. Both my husband and our son have asthma so we could not take it. The next place we almost got was \$2000 for an upper floor in Burnaby. That became a pricing war and was rented for \$2300 which we could not afford. Our foreclosure makes things even harder. The rents in Vancouver have skyrocketed but not the wages.

We have 24 days to vacate and no where to go. I have not been sleeping or eating. I have been getting stress headaches and I am ready to just end things as I see no relief in sight. Writing to you is my last hope. Many homes are sitting empty in the city because foreign investors are just buying them and no living in them. I do not want to leave my mother but I also do not want to be a burden on her either. She lives in a small condo which can not house the 3 of us.

Please make foreign investors rent their homes or live in them in order to keep them. If you were to do that we may not have the housing crisis we currently have. Vancouver is becoming a playground for the rich and middle class is disappearing. I want to stay in Vancouver but I don't think that is even going to be possible. My husband may have to quit his job for us to move elsewhere with the little money we have left.

I am begging you for help.

s.22(1)

From: s.22(1)
To: "[Robertson, Gregor](mailto:Gregor.Robertson@vancouver.ca)" <Gregor.Robertson@vancouver.ca>
Date: 4/15/2016 9:09:11 PM
Subject: Housing and Immigration issues in Vancouver

April 15, 2016

Greetings; Justin Trudeau PM, BC Premier Christy Clark, NDP leader John Hogan, David Eby MLA Point Grey, Gregor Robertson Mayor of Vancouver, Joyce Murray MP.

I am a home owner in Point Grey Vancouver where I have lived for 38 years and raised a family and I am writing to protest the cost of a house there which has so dramatically changed and the ongoing tearing down of homes. In 1978 I and my wife had middle class incomes and we bought our house for \$93,000 which we thought was beyond our budget but with a basement student suite to rent out we managed.

Skip ahead to 2016 and just the land value of our house is approaching 3 million and the neighbourhood once an ethnically diverse one with people of various ages is quickly becoming one of mainly wealthy Chinese and elderly retired people where many good houses are being torn down and people are cashing in at ridiculous prices and leaving. It's all happening far too quickly with little regard for people who believe in affordable housing and a diverse community. I am not racist at all but I think there should be a greater diversity of people accepted into Canada that would include more people of other races and needs like refugees from Syria and elsewhere and not just those judged on income or if they speak English or are of an appropriate religion. Sweden a country of about 10 million has taken in 200,000 many of whom are Syrian asylum seekers, surely Canada can take in more than it has especially those who are in such dire straights often having fled for their lives.

I am an immigrant myself from war ravaged Germany coming here in 1948 from a DP (displaced persons) camp in Hamburg when I was four years old. Of course Chinese people should be welcomed but there should also be a balance of numbers where others are equally included. Here is what I would like to see happen and be an advocate for and have governments at different levels try to implement.

1. Revise the immigration policy so it is not geared to mainly wealthy immigrants. Welcome more people from the Middle East, Africa, Latin America and other places with an emphasis on families at risk and young orphaned children.
2. Restrict the number of demolition permits issued for tearing down very liveable houses and have a fixed number each year. Have some restrictions in tearing down heritage type homes. There are 10 houses either being demolished now or recently demolished within 2 blocks of my house and most are very liveable ones.
3. Give some priority to people who live here and are born here to buy a house or property.
4. Do background checks on new immigrants regarding their source of income so it's not laundered money.
5. Create more affordable housing for the homeless and single parent families.

s.22(1)

Vancouver

CC The Vancouver Sun, The Globe and Mail.

From: s.22(1)

To: "[Robertson, Gregor](mailto:Gregor.Robertson@vancouver.ca)" <Gregor.Robertson@vancouver.ca>

Date: 3/31/2016 8:36:05 AM

Subject: Housing Crisis

Dear Mayor Robertson,

I am a long time Vancouver resident and I am fed up with the lack of action from politicians regarding the housing affordability crisis in Vancouver. I've been a supporter of yours for many years but the lack of leadership on this issue will affect the city for many generations. I am a 39yo male, married with a 6yo son and we both have high paying jobs and own our own townhouse, however we have many friends who can't afford to live in the city and are choosing to move away from Vancouver. A city without a community or other young families is no longer a desirable place to live, regardless of how scenic the is.

The City of Vancouver needs to change its policies to promote livability of more families in the city. This includes zoning requirements for new condo development to have more 3 bedroom units, not 2 bedroom units which developers claim are family accessible. This city needs to stop development of monster houses and promote more duplex or multi-unit housing development. Additionally, the City of Vancouver need to stop foreign money from buying up family housing stock.

I am writing to you in frustration and you should know that this topic has become very hot issue at work and with friends. It will be the most decisive election issue for following municipal, provincial and federal politicians. To date, you have not taken action on the issue and the result will be clear in the following election. Please take action immediately or history will not be kind on your legacy.

Regards,

s.22(1)

Vancouver, BC

From: s.22(1)

To: justin.trudeau@parl.gc.ca
premier@gov.bc.ca
news@theprovince.com
sunnewstips@vancouver.sun.com
farhan@vancitybuzz.com
["Media - Online - Globe and Mail \ \(newsroom\\)" <newsroom@globeandmail.com>](mailto:newsroom@globeandmail.com)
["Robertson, Gregor" <Gregor.Robertson@vancouver.ca>](mailto:Gregor.Robertson@vancouver.ca)

Date: 6/7/2016 10:41:41 PM

Subject: Housing not a commodity.

Housing is a right, not a commodity.

Today I lost track of all the offers we have put through. Way too many.

I haven't given up hope but I have lost trust in the current system.

Since the beginning of the year we did the ritual most Canadian families have done for many decades.

With two pre-kindergarten children for three straight months we kept our place sparkling clean and we sold it to a lovely family.

Once sold we were ready to upgrade to a bigger place. And so we thought.

We did not ask for an exorbitant amount,

we were asking for a reasonable price that could get us to the next level.

Wrong - we should've asked for a lot more.

In the little experience I have had with the current real estate legal system I quickly determined that things were rigged or not right.

Here are my observations:

1) No Subjects. Yes, everyone loves these subjects, the banks and real estate agents and the buyers who know someone.

That means the transaction has a good chance of taking place even if illegal.

A lot of people do the No Subject to Financing when they actually haven't gotten a for sure yes on their mortgage. I did ask the question, "but do other buyers have a for sure when do this" and the mortgage guy said nothing. He knows is unethical but not illegal.

2) "Don't go for a realtor, go straight to the selling realtor," that's what the mortgage guy said. Not dropping him under the bus, he called it for what it was,.

I don't really get this one. People are totally entrusting that one realtor representing the seller will look after the buyer's interest?

Perhaps my mortgage guy is right, all the "low" winning bids have gone out without a counter offer so far and this makes me wonder.

Are real estate agents disclosing all the bids to the seller?

Do they have pre-arrangements with the seller?

3) Bids should be public. Relationships should be public, so should bids. The buyer and sellers should know what is going on, right now, only the real estate agent knows the moving parts and no one else does.

4) I was about to have links to articles pointing to the foreign element but you are probably aware of this because of the many articles in local newspapers.

People will go to a crooked realtor, hey I'd like to flip a 100 million worth of real estate, the buyer says. Let's concentrate in one area and cause demand and then flip out. \{

While they are flipping the locals get so frustrated that they start thinking of 100K away from home,

they buy a place and they think they can commute to work everyday...that will lead to a bad ending given the quality of life and the amount of gas that will be spent.

5) Pre-sales. These usually go to friends and best friends of the realtors.

There's nothing smart about this but just knowing the right people.

This is not how the market should work, this is called nepotism.

6) Buying real estate is a right. Dreams cannot be a doormat. Dreams create jobs and motivate people.

Locals should have priority over people buying for the sake of investment or for the purpose of people ensuring their money is safe.

7) Let's take a handle on online rentals. People have figured that it's easier to make money by renting to visitors than local.

Wrong at so many levels. It displaces locals. Rentals become hotels that locals cannot afford.

Not fair to hotels and staff who need to make a living at doing such task.

8) Let's make it legal. Call out people who are profiting while having illegal practices. and making sure people are aware of them.

Let's be sure that everyone knows that they could make a headline

9) Closing loopholes that are borderline and making sure people understand that this is not right before punishing them.

It's been a sad journey. We've been to a lot of places where people with lower incomes may be displaced.

On purpose our family has opted out. It's not right that hard working people cannot have the dignity to live in an appropriate place.

We pay our taxes, we love this country and we have paid our dues.

Don't forget about us...

I could talk a bit more but I need to get to work early and get the job done, the old fashioned way.

My apologies for copying so many people. I'm just hoping my writing get some traction

Regards,

s.22(1)

PS please don't display my real email address. If you need to contact me you may reach me at

s.22(1)

I only have time at night.

From: s.22(1)

To: ["Sun Daphne Bramham" <dbramham@vancouver.sun.com>](mailto:dbramham@vancouver.sun.com)

Date: 5/25/2016 9:55:57 PM

Subject: Immigrants to Canada

Your column that no one should be coming here that doesn't speak English or French was right on.

Asians are pricing all white people out of the housing market in the Lower Mainland & it must be stopped. Canadian wages are not high enough to pay millions of dollars for houses and when 4th and 5th generation Canadians cannot afford to buy, or even rent, there is something drastically wrong.

The Asians do not pay taxes here as they do not work here & are just using benefits of Canada and contributing NOTHING to Canada.

s.22(1)

From: s.22(1)

To: mike.dejong.mla@leg.bc.ca
["Robertson, Gregor" <Gregor.Robertson@vancouver.ca>](mailto:Gregor.Robertson@vancouver.ca)
richard.lee.MLA@leg.bc.ca
Terry.Beech@parl.gc.ca

Date: 3/1/2016 10:44:03 PM

Subject: Inappropriate eal Estate Speculation - misallocation of capital and job creation

Dear Hon. Terry Beech, Hon. Mike de Jong, Deputy Speaker Richard Lee, and Mr. Gregor Robertson,

I write this letter to return your attention to the serious problem of unsustainable increases in real estate prices in Greater Vancouver. The roles of governments in well run democracies is to function to govern in the interests of the people - both in the long and short term. The issue of real estate therefore merits your attention because it is a vital component in maintaining livable cities. Thank you for your time in reading this note.

I am a founder and executive of a biotechnology company in Burnaby. We have been profitable and employ 10 people, most are scientists who are well compensated. Nevertheless, the incessant and irrational increases in real estate are having a destabilizing effect on the company as founders are contemplating taking capital out of the company to buy houses before they rise still further.

I hope you realize the profound effects these irrational house price increases are having on allocation of capital. Instead of capital being allocated to start and sustain businesses, including those in the knowledge economy, enterprising people are allocating capital to invest in houses. Swapping and speculating on houses will not grow an economy and create jobs. The ability to attract and retain talent is impaired and young people taking on huge mortgages at the precise time in their lives when they should be taking risks to establish new enterprises is lamentable.

I am sure you are aware of the recent article in the Globe and Mail:

<http://www.theglobeandmail.com/news/investigations/the-real-estate-technique-fuelling-vancouvers-housing-market/article28634868/>

But, if you are not, I urge you to read this piece and note the section on the realtor who owns 15-20 houses and is clearly speculating with them. Doubtless there are many others adopting a similar approach in speculating with real estate. This is problematic.

Unfortunately I attribute these developments in part to a failure of the provincial government to act and, instead, to continue to comment about how the provincial government will not act to curb speculation. The federal government, though recognizing the problem and risks, has similarly failed to intervene in a sufficiently assertive manner. The collection of data regarding offshore purchases may or may not be useful. Ultimately a major factor is speculation by those purchasing multiple homes for the purposes of flipping these residences is a major problem.

The unwillingness of the government to act to curb inappropriate speculation will ultimately lead to a decline in the vibrancy of Greater Vancouver and, ultimately, an inevitable painful correction once interest rates rise or another recession arrives. Such an event will be punishing for recent entrants into the housing market. The strain on families in Vancouver and Canada is clear based on recent surveys.

I am not alone in the view, I have talked with young and old, homeowners and renters, who have all expressed disappointment in our leaders in this regard. They feel similarly about the failure of the provincial government and this is reflected in recent polls.

I encourage you to act intelligently and decisively, to act in a deliberate manner but not solely informed by those with vested interests, and to act expediently to prevent further excesses. Doing so will only help bring needed stability to lead to long term prosperity.

Yours with kind wishes,

s.22(1)

s.22(1)

From: s.22(1)

To: "Robertson, Gregor" <Gregor.Robertson@vancouver.ca>
"Christy Clark" <premier@gov.bc.ca>

Date: 5/12/2016 11:57:26 AM

Subject: Please do something about the lack of affordable housing

Dear Ms Clark and Mr Robertson,

Re: Vancouver mansion sold by Canaccord founder for record \$31.1 million now owned by 'student,' records show | Financial Post

<http://business.financialpost.com/personal-finance/mortgages-real-estate/vancouver-mansion-sold-by-canaccord-founder-for-record-31-1-million-now-owned-by-student-records-show>

I am so disturbed by Vancouver's housing and lack of affordable housing situation. It is completely unfair that millionaires are able to buy houses and avoid the taxes on them by lying about who actually owns the home. I find it repugnant that offshore owners are able to buy a place and not live in it or rent it out when the rental market and buyers market are so out of sync with the average person's income.

I do not mean that I do not want people from other countries to come here. I simply mean that everyone needs to contribute to society and all of us need to pay our fair share of taxes so: a) the taxes go towards increasing Vancouver's affordable rental stock, or b) real estate prices reflect the average person's income. If foreign owners are buying property and no one is living in that housing, or at least paying taxes that actually offset the cost of affordable housing, then local people who play by the rules are left homeless, or struggling to afford housing.

The situation right now, with homelessness rates off the charts, people renting being renovicted, rental market at less than 1% vacancy and housing prices out of the reach of the average buyer is absolutely disgusting. Please do something to fix this and quickly or the next generation will choose to live elsewhere and our city will become a desert full of only rich people.

Sincerely,

s.22(1)

Sent from my iPad

From: s.22(1)

To: mayor@burnaby.ca

"Robertson, Gregor" <Gregor.Robertson@vancouver.ca>

Date: 5/25/2016 9:01:16 AM

Subject: Politicians condemn 60% foreign ownership of London skyscraper

I read this today - it is just what we face here. The url is below. What about 'compulsory purchase orders on empty homes' and ensuring the occupiers are Canadian taxpayers? I am a Burnaby citizen. s.22(1)

<http://gu.com/p/4jgqh/sbl>

From: s.22(1)
To: premier@gov.bc.ca
Date: 3/9/2016 9:37:24 AM
Subject: RE: Housing Affordability in British Columbia

I would greatly appreciate a response to my emails below.

s.22(1)

From: s.22(1)
To: premier@gov.bc.ca
CC: contact@bciberals.com; sue.hammell.mla@leg.bc.ca; rich.coleman.mla@leg.bc.ca; justin.trudeau@parl.gc.ca; gregor.robertson@vancouver.ca
Subject: RE: Housing Affordability in British Columbia
Date: Fri, 19 Feb 2016 08:04:21 -0800

I, like a number of other residents, am very concerned about the impact of foreign investment in BC, particularly in the lower mainland.

Why is the government declining to become involved?

s.22(1)

From: s.22(1)
To: premier@gov.bc.ca
CC: contact@bciberals.com; sue.hammell.mla@leg.bc.ca; rich.coleman.mla@leg.bc.ca; justin.trudeau@parl.gc.ca; gregor.robertson@vancouver.ca
Subject: RE: Housing Affordability in British Columbia
Date: Sat, 13 Feb 2016 10:17:02 -0800

Thank you for your prompt response.

Fraud could be one of the underlying issues that is making the housing market so unattainable for many, but it is not the only issue. Is the government going to engage in any other investigations to determine all the issues affecting housing affordability in the lower mainland?

I saw the announcement that the province is going to contribute a large amount of money (\$355 million) for social housing to house low to moderate income earners. What about the middle class that is rapidly getting priced out of this market and would not qualify for social housing?

s.22(1)

From: Premier@gov.bc.ca
To: s.22(1)
Subject: FW: Housing Affordability in British Columbia
Date: Tue, 9 Feb 2016 23:56:22 +0000

Thank you, s.22(1), for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. The rising cost of housing, especially in the Metro Vancouver area, is of deep concern and we want to work with the city to address this challenge.

You may be interested to know that staff in our Finance ministry are engaging in discussions with regulatory organizations responsible for overseeing the real estate market -- the Real Estate Council of BC and the Superintendent of Real Estate -- who will jointly undertake an independent advisory group to investigate allegations of fraud in the real estate market. We look forward to hearing the results of this investigation. For more information, we encourage you to consult the following news release:

<http://www.recbc.ca/2016/02/superintendent-of-real-estate-to-chair-independent-advisory-group/>

Again, thank you for writing and we hope this response is helpful.

From: s.22(1)

Sent: Monday, February 8, 2016 1:44 PM

To: contact@bciberals.com; OfficeofthePremier, Office PREM:EX; Hammell.MLA, Sue LASS:EX; Coleman.MLA, Rich LASS:EX; justin.trudeau@parl.gc.ca; gregor.robertson@vancouver.ca

Subject: Housing Affordability in British Columbia

I'm a Canadian citizen. I was born and raised in the lower mainland. I currently live in Surrey, BC and work in Vancouver, BC. I'm 30 years old.

I attended post-secondary school to become a paralegal and am currently employed by a law firm. My husband also attended post-secondary school and is now a plumber.

We bought an apartment in Surrey in 2010 and were married in 2013. Five years after we bought our apartment, we're struggling to sell it and buy something bigger - either a townhouse or a single family home. Affordability, or lack thereof, in the lower mainland has affected us significantly. We haven't yet started a family because it seems almost impossible to move up in the real estate market, and it's something that will be much more difficult to accomplish once we have children.

What is the government doing, or looking to do, about the housing market in the lower mainland?

My husband and I have seriously considered leaving BC altogether. It's so disheartening to live here your entire life only to see real estate being out of reach for the majority of working Canadian citizens. This is a very serious issue, one that needs to be addressed immediately. If the government declines to do anything, I fear there eventually won't be any citizens in the lower mainland to govern. I have seen so many of the people I graduated high school with leave BC due to its lack of affordability.

I appreciate that the government doesn't want to dramatically influence property values, however, something needs to be done. My husband and I aren't looking to buy in Vancouver, but even the Fraser Valley is rapidly becoming out of reach for us and many other citizens.

Really hoping to hear back from someone about any plans the government may have.

Sincerely,

s.22(1)

From: s.22(1)

To: david.eby.mla@leg.bc.ca

"Robertson, Gregor" <Gregor.Robertson@vancouver.ca>

Date: 5/12/2016 9:14:14 AM

Subject: Re: HOUSING CRISIS - PLEASE READ

And, just out today. A 'student' buys Peter Brown's house... Are you kidding me?

Seriously people... Wake up.

<http://vancouver.sun.com/storyline/student-owns-31-1-million-point-grey-mansion>

On May 12, 2016, at 8:54 AM, s.22(1) wrote:

I am re-sending this email I sent in February.

Mr. Eby is the only person whom has responded or engaged with me directly on this issue. Not a single response from any of our other elected officials or their offices. It appears as though the Liberals do NOT care at all, if young people in this city are being totally left behind. The New York Times, Macleans, The Globe and Mail, the National Post and countless other sources have time and time again called on the Government to act. What the hell is it going to take? Do we need to stage a demonstration with thousands and thousands of people marching on the legislature to bring real attention to this issue? It's embarrassing to watch our finance minister and the Liberal party in general so flippantly dismiss David Eby whom has been working feverishly to bring some sort of sanity to this issue. This is an issue of fairness and you are failing on every level to address it for the benefit of working families in BC.

Take action on the issue, it is ruining the fabric of our city - anyone with half a brain can see that this is totally totally out of control. Bring in foreign ownership restrictions and lobby Quebec to shut down its investor visa program.

Dear David Eby, Gregor Robertson,

I am thrilled to read about your ongoing efforts to force our provincial and civic politicians to take action on issues relating to the CRISIS in Vancouver's Real Estate Market. I am asking you to WORK EVEN HARDER to bring about REAL CHANGE regarding issues relating to FOREIGN OWNERSHIP in Vancouver and the Province at large.

I work at one of Vancouver's leading companies – a 47 year old talent agency that represents the leading film and television actors in our country. I am lucky to have found

my way in to a business in which I earn a reasonable living after working for 15 years to establish the beginnings of my career. My partner is a long term employee ^{s.22(1)} – having started with the company more than 13 years ago when it was but a fraction of the size that it is today. We are both incredibly hardworking young professionals in the city and our combined incomes exceed \$400,000 a year. We are in our late thirties and play leading roles in the companies in which we work. I'm writing to you today, to hopefully drive home the fact that people like my girlfriend and I, who both moved to Vancouver from our home cities of Winnipeg and Calgary more than a decade ago - are unable to afford the lives that we want to build here, despite our relatively high incomes as compared to the population at large. We are thinking about leaving the city and building our lives elsewhere. Of importance to you as a politicians, is that this conversation, that we are having, is being had by most everyone we know. An entire social stratum of our city is thinking about leaving. Ryan Holmes in his OP ED this week in the Financial Post was dead right about young people and how they view their experience here. It has become UNTENABLE. In major cities that have major industries and major corporations (London, New York, Sydney) where people are actually able to EARN outsized incomes in Banking, Finance, Law, Accounting and Business, housing costs are at least a partial reflection of the underlying economic environment in which people are building their lives. In Vancouver, everyone knows – as you well should David from having practiced as a lawyer, that ALL industries in Vancouver underpay relative to other Canadian and North American cities (save for being a real estate broker). It's baked in to the grand bargain of choosing to live in this city. But, the game has now fundamentally CHANGED – to have housing costs INFLATE more than 100+% in less than a decade is the most CORROSIVE SOCIAL ISSUE that is at play in our country and this city IN A GENERATION. It is TOXIC and it is ruining the fabric of our communities and the futures of tens of thousands of people that have chosen to build their lives here. The brain drain in this city is happening. Young, smart, ambitious people who might build the next Lululemon or Hootersuite – are looking for ways to do it elsewhere. It's an absolute shame, that the government has so willingly allowed our community – the sacred jewel of Canada to become some twisted version of Cabo San Lucas for wealthy migrants who contribute little if anything to the social, economic and political fabric of our community.

Every major city that has attracted foreign investment in real estate has taken drastic steps to protect its local population from the effects of speculation in recent years (London, Sydney, even the United States are tracking offshore buyers) - but our province and government has done NOTHING.

The idea of buying a tear down for \$2m dollars and carrying another \$1.5m in interest over a lifetime is an absolute horror to young people. Why can't anyone deal with this issue??

It's a SOCIAL CRISIS that is and has been unfolding here for a decade!!!

Has anyone in government ever looked at a chart like this?

<B87D6382-A9CA-4573-9205-41163899AB07.png>

Does it not spark any fear, concern or empathy for an entire generation of people who are being left behind – not to mention the generations beyond?

And, this doesn't even account for VANCOUVER – this is the average price of Canada at large. It is ABSURD – why can't people just GET REAL with this issue???

The FEDERAL CONSERVATIVES of all people, finally took action a few years back and shut down the Investor Immigrant Program because it was the most flawed and abused system in the WORLD by wealthy migrants. Quebec still runs their own program on account of the Quebec Accord – with 90% of the migrants moving west after gaining citizenship. The United States EB-5 program let in about 8,000 migrants over about a 1/2 decade under their program – ours has let in tens of thousands – and we have 1/10th the population of America!!! Now, foreigners will simply use the 10 year non-migrant visa as the preferred mechanism which has taken the Immigrant Investor Visa's place, so it's NOT going to stop.

This INFLATION in our local real estate market FAR OUTSTRIPS any form of wage growth in our city and it is absolutely KILLING US. THE STOCK MARKET GOES UP AND DOWN – THE REAL ESTATE MARKET SHOULD GO UP AND DOWN TOO.

IT WOULD FLUSH THOUSANDS OF PEOPLE OUT OF THE SYSTEM WHO SHOULDN'T BE IN IT TO BEGIN WITH.

EVERY BUBBLE THROUGHOUT HISTORY, HAS BURST – GOVERNMENT INACTION WILL ONLY MAKE IT THAT MUCH WORSE WHEN MARKET FORCES FINALLY CAUSE THE WHEELS TO COME OFF THE BUS.

My girlfriend and I are TERRIFIED of putting our life savings in to the real estate market. If we do, it will EAT UP every spare dollar we have for our entire life and we'll NEVER be able to take the risks that we'd be like to take at some point to build on our futures in this city. Ie, by starting our own business – which would employ people, which would provide opportunity and help shape the city and its future. Why? Because the risk of losing our jobs, or having our mortgage payments rise or get away from us, would be TOO MUCH to handle. This FEAR is PALPABLE in our city – it's killing people's willingness to take risks, to move forward, to take initiative, to build something new. This is why we are thinking about leaving. The city is no fun, everyone we know is stressed, the culture is more closed off than ever and it needs to CHANGE. There are countless places in the world where capable people who are productive in society can both afford to own a house, raise a family and also take a risk in starting a business. That is NOT the case here. Gary Mason of the Globe and Mail is right – this city will become an old folks home, a zombie city, devoid of

passion, devoid of entrepreneurship, devoid of leadership... the smart people will just move on because they will find better opportunities elsewhere.

Respectfully,

s.22(1)

A small grey rectangular redaction box covering the signature.

s.22(1)

A large grey rectangular redaction box covering the signature.

From: s.22(1)

To: premier@gov.bc.ca

Date: 3/28/2016 2:48:59 PM

Subject: Real Estate tycoons Manhattan-style in Vancouver?

March 28, 2016, Easter Monday

Attention Hon. Christy Clark, Premier
PO Box 9041, Stn Prov Govt, Victoria, BC V8W 9E1
(c/o Chief of Staff - Dan Doyle)

CC: Gregor Robertson, Mayor of Vancouver

I stumbled upon an intriguing article that may well have some parallels to Vancouver's real estate market, and, I thought I would share it with you and your colleagues for study on how permitting a few families owning most of a high-density real estate market can block economic growth.

If you like, here is the link to the article, titled, ["What Trump Doesn't Get About 'the Deal'"](#) written by Adam Davidson and published in the New York Times Magazine, March 17, 2016

Clearly few or no New Yorkers are here in Vancouver, but by permitting unchecked absentee foreign ownership in certain segments here in the lower Fraser Valley is creating an accelerating spiral effect in market pricing to the detriment of natural- / native - born B.C.-ers.

And as this article proposes, it may lead to stagnation in economic growth for our region.

--
Thanks, and
All the best to you,

s.22(1)

s.22(1)

s.22(1)

Copyright ©2016, Sender. This e-mail or any attachments may contain information that is confidential, privileged, proprietary or otherwise protected by law and is solely intended for the named addressee (or a person responsible for delivering it to the addressee). Disclosure to anyone other than the intended recipient does not constitute waiver.

From: s.22(1)

To: rich.coleman.mla@leg.bc.ca

Date: 5/25/2016 2:31:39 PM

Subject: Sadiq Khan condemns foreign investors' use of London homes as 'gold bricks'

<http://gu.com/p/4jhj3/sbl>

Isn't it about time our governments did something about the very real problem? The rest of the world seems to be acting on it why aren't you? Building "affordable housing" also has to have restrictions on it....work here,pay taxes here,citizenship ,live here etc etc

s.22(1)

From: s.22(1)

To: "Robertson, Gregor" <Gregor.Robertson@vancouver.ca>

Date: 4/12/2016 3:37:06 PM

Subject: sure hope you read this van province 'farewell vancouver' letter:"sums up alot about how many vancouverites feel

sure hope you read this van province 'farewell vancouver' letter:"sums up alot about how many vancouverites feel

not only do many of us feel betrayed by the govt's inaction over corrupt money coming over here (let alone that the globe exposed so many things odious about our RE system, causing you to finally "address it") but also even rents are going crazy sky high: with many greedy developers/landlords of chinese/persian decent buying up buildings and upping the rent.

this city is fast losing its soul: "community" has given way to RE values and bling: but has no warmth, heart or connectedness.

<http://blogs.theprovince.com/2016/03/28/jennifer-fox-goodbye-vancouver-you-should-go-and-love-yourself/>

From: s.22(1)

To: "Robertson, Gregor" <Gregor.Robertson@vancouver.ca>

Date: 6/6/2016 5:03:14 PM

Subject: The Canadian Housing Bubble – And How To Fix It At One Fell Swoop

Dear Mayor Robertson,

I can't even imagine the amount of frustration you experience on a daily basis - with the growing housing bubble in Vancouver. Recently, I posted a short blog on above at LinkedIn and forwarded a copy to PMO. Since then, my email was forwarded to and reviewed by CMHC - and then forwarded once more to Ministry of Finance. I am yet to hear back from Federal Government - and I hope that you will find my recommendations both: useful and pragmatic.

IMHO, any "house-flipping" taxes as well as "special taxes" imposed on a high-end property will help – to a degree. In addition to such "new" programs that will be costly and difficult to administer – a much simpler and broader change to mortgage taxation will also help reaching the "tipping point" - sooner.

In summary, my proposal ensures:

- 1) **Reducing Speculation Attractiveness**
 - a. As there will be no more capital gain exemption at the time of sale
- 2) **Increasing Home Ownership Affordability**
 - a. By deducting mortgage payments from a taxable income of hard-working Canadians
- 3) **Restoring Supply & Demand Economics**
 - a. To an overheated real-estate market driven by greed and opportunism of foreign buyers
- 4) **Additional Tax Revenues**
 - a. That will be shared more equitable with the government – in case of unusual home value appreciation

Below, is a link to my post:

[The Canadian Housing Bubble – And How To Fix It At One Fell Swoop](#)

For convenience, I am also embedding the text of my post within the body of this email:

The Canadian Housing Bubble – And How To Fix It At One Fell Swoop

“If it happened once – perhaps it’s a random event, if it happened twice - perhaps it’s a coincidence, if it happened three times – it’s a pattern” – Ian Fleming

At my recent meeting with one of the largest Canadian Real Estate Investment Trusts (REIT) - the initial topic of a conversation quickly changed. What started as a discussion about the anticipated impact on real estate prices caused by [Nanogrids](#) and [Microgrids](#) linked to Campus, Institutional, Military, Commercial & Industrial distributed energy generation - swiftly shifted toward the Canadian housing bubble. Not a big surprise.

BACKGROUND

For more than 10 years, year after year, month after month, housing sales have been rising – especially in [Vancouver](#) and [Toronto](#). Both cities contributed to the rise of sales activities by 18.7

percent on a year-over-year basis in February 2016, standing 12.7 percent above the 10-year average for the month. Year-over-year price growth in Greater Vancouver has reached +22.18 percent followed by Greater Toronto's +11.30 percent.

To make things worst, clear evidence has emerged about unprecedented growth of foreign ownership of real estate in Vancouver and Toronto – especially from China. Alarm bells went off with the latest reports that Chinese investors bought \$28.6-billion (U.S.) of real estate in the U.S. housing market between March 2014 and March 2015. In Vancouver and Toronto alone, Chinese investors have spent \$19.7 billion (U.S.)

The anecdotal evidence of the bidding wars and the final sales closing at 30% to 40% over asking - are way too common. In addition, one also hears about the Sales Offices of new condos in Vancouver and Toronto being staffed by Chinese sales people – who barely speak English and cater almost exclusively toward the Chinese buyers.

PROBLEM

On one hand, sky-rocketing real estate prices are heavily impacting Canadians, especially first-time buyers and families with young children - who can't afford suitable housing

On the other hand, since most of the mortgages in Canada are underwritten by Canadian banks, the overexposure to overvalued housing is a major concern to the banking industry - in case of rising interest rates and possible foreclosures

In light of the above, a hodgepodge of provincial, municipal and even local solutions to the foreign ownership problem are being considered - raising racial tensions and xenophobia. My concern was that without the root-cause solution to foreign ownership – we all risk pitting province against province, city against city and neighbourhood against neighbourhood.

SOLUTION

As a natural problem solver, I see things others miss and seek patterns others don't. In turn, it makes me reach conclusions and set the goals and priorities that lead to accomplishing such goals. After dealing with data mining/pattern recognition in technology, finance and renewable energy for

over 30 years – I started to look for a PATTERN.

I asked myself: Canada is not the only safe-haven for foreign capital, so what makes our housing market globally attractive to Chinese investors and/or Russian oligarchs?

My search brought me to the December 2014 document prepared by DBRS: “*Home Price Indices: A Fifty City Comparison - The Best and Worst Housing Markets Over The Past Decade*”

The study reviewed 50 major housing markets across Australia, Canada, UK and US over the past decade. The most STRIKING finding, however, was the fact the first US city, Portland, was ranked as the 21st best performer. The highest CAGR spots were all taken by Canadian, Australian and UK cities.

Since, “*if it happens three times – it must be a pattern*”, I wanted to further investigate what is so unique about the housing bubble in Canada, Australia and UK? Lo and behold, it became clear to me, that in all three countries, the real estate market is TAXED the same way:

Mortgage payments are NOT TAX DEDUCTABLE

Capital gains on a prime residence are NOT TAXED

The taxation in US is exactly the opposite: mortgage payments are tax deductible and when you sell your home, you will pay taxes on capital gains.

The mystery behind the foreign investments has been solved! If you are a foreign investor, you are not paying any taxes in Canada already, so the lack of mortgage payments deductibility is not an issue. Moreover, in many cases, the foreign investors pay cash - and there is no mortgage to begin with. So your biggest benefit relates to not paying taxes on capital gains - and you are in love with the housing bubble.

But wait, the biggest losers are the Canadian tax payers, whose housing affordability is further reduced. The mortgages get bigger and so are the monthly payments. Without the mortgage

deductibility - it becomes even more difficult to service the loans. In addition, if Canadian government is not taxing foreign capital gains, it foregoes significant revenues attributed to housing prices appreciation – with, or without the foreign buyers.

The bottom line: In order to reduce the appeal of Canadian real estate markets to foreign investors – the housing taxation needs to be changed. The desired framework is well understood and it is much closer to the real estate taxation in US - than it is to the taxation policies in Australia, or UK.

The Canadian real estate bubble can be burst. Without the market distortion and with greater housing affordability – the sound economic principles will return. Better yet, a lot of Canadian families may welcome the change and find a reasonably priced home in cities they love....

Thank you and I look forward to hearing from you. Let me know if you have any questions and I will be delighted to elaborate.

Sincerely,

s.22(1)

A large grey rectangular box redacts the signature and name of the sender.

From: s.22(1)

To: "Robertson, Gregor" <Gregor.Robertson@vancouver.ca>

Date: 4/12/2016 8:31:28 AM

Subject: The NYtimes agrees.... it is about race.

<http://www.nytimes.com/2016/04/13/world/americas/canada-vancouver-chinese-immigrant-wealth.html?hp&action=click&pgtype=Homepage&clickSource=story-heading&module=photo-spot-region®ion=top-news&WT.nav=top-news&r=0>

I would encourage everyone at city hall to read this article from the most respected paper in North America.

In 20-30 years the politicians who allowed this beautiful city to be sold to the highest bidder will be judged on that alone, not anything else they accomplished.

Tougher talk and even bolder action needed. But the people who are most affected by this influx of rich and powerful, don't have the money to fight fire with fire. They only have their government to represent their interests. My question is.....

Where are they ?

Sincerely,

s.22(1)

From: s.22(1)

To: "Premier Christy Clark" <premier@gov.bc.ca>
"Rich Coleman" <mngd.minister@gov.bc.ca>
"John Horgan" <oppositionleader@leg.bc.ca>
"Mayor Derek Corrigan" <mayor@bby.ca>
"Robertson, Gregor" <Gregor.Robertson@vancouver.ca>
"Real Estate Council of BC" <rfawcett@recbc.ca>
"Bill Morneau" <bill.morneau@parl.gc.ca>
"Terry Beech" <terry.beech@parl.gc.ca>

Date: 3/6/2016 6:38:07 PM

Subject: The Real Estate Cataclysm

The following is a copy of an e-mail sent to Premier Christy Clark on February 1st with carbon copies to several others; it has been included for information. As the subject of housing in the Lower Mainland is a huge issue right now, I would like to add to it. My focus is two-fold: the inaccessibility of homes for new buyers who are in the normal, basic, bread-and-butter-citizen category (backbone of the country?) and the squeeze being put on present, especially senior, homeowners. Unfortunately, those who are not in the caring about others, empathetic, considerate, socially responsible category will probably say, "Well, cry me a river." People who do have a fully functioning mind/heart connection, which needs to be an imperative, will probably pay attention.

Unfortunately, what is fueling this whole mess is j-u-s-t m-o-n-e-y - cold, hard, cash - *much* like the fellow in the U.S. who is charging \$5,000 a pill for life-giving drugs. (...Am I perhaps being too harsh...?) Unfortunately it's the truth. Those in government need to open their eyes, see the wider picture, and (please) stop having tunnel vision.

Will those who can do something please listen to the pleas and propositions of those who are trying to stop this insanity? What a blot on our province - that we don't actually care about people and their concerns - just money. While it has been stated that we don't want to discourage foreign investment, is it truly an "investment" to buy our homes out from under us? And I say "homes," not "houses," which term makes the whole thing very impersonal. They are and should be homes - *not pawns in what has now become a corrupt system benefitting a few and harming huge numbers of people and neighbourhoods. The system (or lack of it) that we have in place is being abused very badly - and so are we! It is out of any kind of intelligent and appropriate control. This is serious, as it is truly and hugely affecting peoples' lives. It is not a good thing for British Columbia - or Columbians.*

Just for the record, as I am primarily addressing those who are presently in charge but have sent copies to many others, I consider myself non-partisan and support what is right, no matter who does it. I also oppose that which is wrong, *no matter who does it. I am hoping for something good, right and beneficial to be done for the citizens for whom you are and should be primarily responsible. We all know we need money, but in a responsible, not reprehensible, manner.*

Thanking you,

s.22(1)

Disturbed Citizen.

(An e-mail addressed to Michael de Jong, Minister of Finance, would not go through.)

Previous E-Mail (and I'm disappointed I heard no mention of this aspect in the new Provincial budget):

Our Lost Grants

I would like *this e-mail to be respectful and polite, but must also be straightforward: WHY ISN'T ANYBODY TALKING ENOUGH ABOUT THE UPWARD LOSS OF THE HOMEOWNERS' GRANT?* Because of circumstances beyond our control, which include an absolutely out-of-control real estate market, we have lost our homeowners' grant, in our case coupled with the seniors' grant, which means a great deal of money out of our pockets. Even if the taxes are deferred, they will still have to be paid down the road. What an absolutely wonderful () windfall for government...at our expense... (I shop for bargains and use coupons.) Expect a tsunami of deferrals. We are neither prepared nor willing to sell our home in the near future, so we will not be seeing any benefits from the insanely inflated house prices - and by the time we do the market may have crashed. Should we be proud of the fact that we are now the third most expensive place to buy a home - in the world? *Something has to stop. But that's another topic.*

In our case our home is not yet a tear-down, but definitely a fixer-upper and perhaps heading that way - although I do hope not. Our assessment, on which everything is calculated, is based on the *value of the very nice homes and properties around us (not us) and is now \$63,000 above the limit of what I believe is now \$1,200,000.* If I/we went through the obnoxious process of appealing we might be able to reduce the assessment, but that is an unknown risk. (We would also now have missed the deadline.) The Provincial Government, by the stroke of a pen or whatever other means are available, can raise the bar under which the homeowners' grant is still applicable. I appreciate (and thank you) that it was raised (but not nearly enough...!). *There must be some sort of ratio system that can come into effect, or some other equitable means of calculation.*

Think of the hundreds of thousands of people (many of whom are seniors) in the Lower Mainland who have now lost their exemptions because of what I consider nefarious activity. We are not sudden millionaires: we're just caught in a major and artificial warp. It's insane...and grossly unfair. It may force some people to sell their homes - but we/they still have to live somewhere, and there isn't much available in the rental market - which is in itself very insecure - *or, in fact, in the lower-priced housing market (and I think we all know of the unavailability of enough care homes...).* As I said - grossly unfair, through no fault of our own.

I would hope this matter would be addressed very seriously, very soon by someone who has the power to correct this deplorable injustice to your mainstream, everyday citizens - *or to at least mitigate it somewhat.*

Thank you.

s.22(1)

Burnaby, B. C.

From: s.22(1)

To: "[Robertson, Gregor](mailto:Gregor.Robertson@vancouver.ca)" <Gregor.Robertson@vancouver.ca>

Date: 3/29/2016 1:37:14 PM

Subject: This beautiful Vancouver city

Hello Mayor Robertson,

Today I write to you as a young, proud Canadian. As a man who decided to get a college degree, move out of small town Ontario and try to make it in the big city. Furthermore, I write to you as a successful, but financially struggling young professional.

I'm 27 years old. I have a 40+ hours a week job making \$23.00/hour and yet I can't afford to live in Vancouver. I did everything right to get to where I am and would be regarded as a successful young adult in any other Canadian/American city. Not Vancouver though. Why?

Sure, I could move out to Surrey or Langley and get a small studio apartment for \$900.00 a month only to share it with gang violence, bed bugs and a non public transit commute. Or maybe ship off to one of the Tricities and spends 4 hours a day going to and from work. This is not something that I am interested in doing. And i'm sure I don't stand alone in this.

Everyday more and more hard working young Canadians are being forces out of the city to make room for the rich. And from what i've been reading it's not the 'work really hard and get rich" kind of people. More like the 'I found a loop hole that allows me to launder my dirty money in a different country/province kind of rich."

WHAT IS BEING DONE ABOUT THIS?

I've seen the news articles and i've read the reports, yet nothing is being done to help hard working Canadians like myself afford to live in the greatest country in Canada.

While we're at it. I wanted to bring to you attention, the matter of all the local business being forced to close down due to the ever escalating rent. For Example, today the beloved Railway club, which was the heart and soul of the Vancouver live music scene, closed it's doors due to high rent.

Also, have you been down Granville or Broadway street lately? It looks like a ghost town. Every third building is boarded up with the all too common "For Lease" sign on it. Can you explain this? Sure, Granville looks nice at night, thanks to all the distracting neon lights, but during the day the store fronts have ibecome nothing more than a haven for homeless people and street kids to smoke pot and loiter.

Is this really the city we want to be?

If this is in fact the BC governments MO. Than I can guarantee you that we, the people, will not go down without a fight. Expect to see us at every government owned building in Vancouver in the coming months with giant signs and deafening voices.

s.22(1)

From: s.22(1)

To: "[Robertson, Gregor](mailto:Gregor.Robertson@vancouver.ca)" <Gregor.Robertson@vancouver.ca>

Date: 5/3/2016 8:33:17 AM

Subject:

Dear Mayor,

I have been reading some pretty racist posts in the national press and also on social media about the foreign buyers in Vancouver. I don't think it is fair to be racist towards these people just because they have a lot of money -it is racist to assume that all that money is bad money-many many people in China made money thanks to the economic boom there in the last 10 years -I think it is important to stop the racism towards foreign people. Jealousy is not a good emotion when it comes to things like this because it is dangerous to allow this sort of scapegoating e.g. the start of nazi era was like that.

I am a Brit immigrant and I am actually pretty left wing but I am not against capitalism per se and if the people earned their money in legitimate ways then it is unfair to start scapegoating them.

I think there should be a better dialogue going on.

s.22(1)

From: s.22(1)

To: justin.trudeau@parl.gc.ca
bill.morneau@parl.gc.ca
john.mccallum@parl.gc.ca

Date: 4/12/2016 11:12:04 PM

Subject: Vancouver and Toronto Housing Market Crisis - All HOT laundered money!!

Dear Mr. Bill Morneau,

After reading yesterday's news, the housing market continues to soar in Vancouver and Toronto. Your 10% downpayment has failed miserably and you done nothing to help local people. All you did is help foreigners....Rich foreigners with hot money particular from China. It appears only a matter of time before Vancouver and Toronto are only reserved for the wealthy. Middle class people like me are being ousted due to your failure. You just want to lay back and sit on the sidelines while the housing market will continue to soar w/ HOT money. It amazes me how the provincial and federal government has turned a BLIND EYE on Canadians for HOT foreign money. This is an absolute joke. I make pretty good money myself and it is only matter of time before I ma ousted from the city I once loved and grew up. What a joke!!! I cannot even buy a decent place to live and raise my family even after paying all these years of taxes. All SOLD OUT to foreigners!!

See link: http://www.nytimes.com/2016/04/13/world/americas/canada-vancouver-chinese-immigrant-wealth.html?smid=tw-share&_r=0



Chinese Scions' Song: My Daddy's Rich and My Lamborghini's Good-Looking

www.nytimes.com

Many wealthy Chinese are moving their families and riches to Western cities like Vancouver, where their children show off cars and diamond-encrusted watches.

We have an estimated of 1.4 trillion dollars of money laundering from China. It is highly likely that a lot of this money has entered the Vancouver and Toronto Real Estate. Local people deserve better than this.

Illegal money flows from the developing world. China barely beating out the Russians.

Exhibit 43: The World's "Hot Money"



This map depicts the amount of money flowing out of emerging markets via illegal activities (tax evasion, crime, corruption, etc.). From 2004 to 2013, developing countries lost \$7.8tn in illicit outflows; the 2012 figure was \$1.1tn. China and Russia experienced the largest outflows.

From: s.22(1)

To: "Jang, Kerry" <Kerry.Jang@vancouver.ca>
"Reimer, Andrea" <Andrea.Reimer@vancouver.ca>
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>
"Robertson, Gregor" <Gregor.Robertson@vancouver.ca>
"Louie, Raymond" <Raymond.Louie@vancouver.ca>
"Affleck, George" <George.Affleck@vancouver.ca>
"Deal, Heather" <Heather.Deal@vancouver.ca>
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>
"Stevenson, Tim" <Tim.Stevenson@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>

Date: 3/1/2016 10:46:03 AM

Subject: Vancouver house left to deteriorate now on market for \$7.2 million

Hello, Where are you all? What T/H are you doing? Nothing. Our city is becoming an ugly, piggy bank full of empty buildings/condos and houses. Meanwhile residents/TAX PAYERS-can't afford to buy a home and/or find a place to rent. Start charging very high fees/taxes/permits for these non tax paying opportunists NOW. They contribute nothing to our communities/cities/country-they only take, take, take.

http://www.vancouver.sun.com/business/real-estate/vancouver+house+left+deteriorate+market+million/11752938/story.html?_lsa=35a2-e1a2

From: s.22(1)

To: david.eby.mla@leg.bc.ca
Christy.Clark.MLA@leg.bc.ca
Rich.Coleman.MLA@leg.bc.ca
oppositionleader@leg.bc.ca
"Robertson, Gregor" <Gregor.Robertson@vancouver.ca>
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

Date: 5/4/2016 2:10:58 PM

Subject: Vancouver housing crisis

Dear David, Ms. Clark, Mr. Coleman, Mr. Horgan, Mayor Robertson and Vancouver City Council,

I am writing to urge you to take action on the crisis in housing prices that is overtaking the Lower Mainland. I have lived in Kitsilano in Vancouver for 40 years, and am now witnessing the rapid loss of reasonably priced housing stock due to the influx of new Chinese buyers.

There are currently 7 houses under construction or awaiting demolition within a 1 block radius of my home. There are 3 empty houses on my street - owned by foreigners who may claim to live here, but who in fact are living in China. Two houses down the street were built in 2015, remained empty all year, and are now being sold. I presume the owners will claim to have been resident for a year and avoid paying capital gains tax. I know the builders both claimed to be building 'for my family to live here.'

The house next door to me has just been bought by a Chinese couple. They told me they will demolish this house and build a new home 'for us to live in', but they also said that they own 6 other houses in Vancouver right now. They live in China where they own a factory, but they want to retire and 'bring their money here'.

This commodification of housing is destroying the fabric of our society. Young families are unable to afford to live here. People who work here are living farther out in the suburbs and commuting. The nurses, doctors, police, firefighters, all the people who make our city work, are locked out of the housing market locally. Our own children are unable to live where they grew up and are seeking jobs elsewhere so they can raise families.

There are several solutions that would be helpful to begin to equalize the playing field for Canadian buyers and stabilize the market. A good starting point was contained in a recent article in the Vancouver Sun by J. Geoffrey Howard:

<http://vancouver.sun.com/opinion/an-affordable-housing-manifesto>

Some of his suggestions include tax non-resident buyers, prevent flipping, encourage more rentals, and control realtor behavior. Personally, I would favour the Australian solution to prevent the sale of existent housing stock to non- Canadians.

I urge you at both levels of government to begin taking action on this crisis right now. We have waited long enough and it's time to protect our housing from speculators.

s.22(1)

Vancouver, BC

From: s.22(1)

To: bill.morneau@parl.gc.ca

Date: 3/4/2016 9:17:06 PM

Subject: Vancouver Housing Market - Your downpayment rule does nothing to stop foreign money. What a joke!

Mr Bill Morneau,

Just as I predicted earlier about your soft rule. Your rule of more down payment has down absolutely nothing to help cool the housing market. ZERO!!!! In fact, Vancouver and Toronto has had a new record high in sales for the housing market. What a joke! Stop off shore money. It is clear that hot money from China has entered the Canadian Real Estate. It is your job to do something and you FAILED! Please respect other countries! China only allows \$50k per year person of money to be withdrawn from the country. Stop accepting dirty money. We as Canadians get punished if we break the rules so why is Canada accepting HOT money?? Please fix this problem and stop HOT money for criss sakes!!!

This is what is happening in the suburbs of Vancouver. Advertised to Asian (china): <http://www.tricitynews.com/news/off-shore-money-affects-port-coquitlam-real-estate-says-coun-west-1.2189911>



Off-shore money affects Port Coquitlam real estate, says ...

www.tricitynews.com

A Port Coquitlam city councillor says he's willing to put his reputation on the line to voice his concerns about the amount of foreign wealth coming into the community.

Sincerely,

s.22(1)

From: s.22(1)

To: "[Robertson, Gregor](mailto:Gregor.Robertson@vancouver.ca)" <Gregor.Robertson@vancouver.ca>

Date: 3/6/2016 6:00:51 PM

Subject: Vancouver Housing

Hello Mayor Robertson;

Much thanks for this opportunity to make a comment and also a suggestion with regard to the high cost of Vancouver Housing. First of all, many thanks to you for your on-going work towards making Vancouver Housing more affordable to as many people as possible.

I was born in this country of Swedish heritage and I have worked steady for over 50 years and I can not afford to buy property in the greater Vancouver area. And I'm one of those who made a good salary as a professional engineer. All in all, it does seem that Vancouver has been sold to International bidders looking for tax havens. And with no or few requirements on the foreign buyer to become a resident, and certainly with no foreign non-resident surtax or other fees.

My parents immigrated to Canada from Sweden about 100 years ago. For a very small nominal fee per acre of land (practically free), they were allowed to start homesteading in Manitoba and to break sod and to start farming. He was a hard steady worker all his life and he and my mother cleared up land and built up a nice mixed farm. It was their dream to retire to the West Coast which they did by moving out to White Rock in about 1960. Well, isn't that the way things should be? New immigrants come to Canada, work hard, contribute to society, and then able to afford to retire somewhere comfortably?

Finally, I'm thinking that there may be a practical and economical solution? And that is to have a surtax on property sold to non-residents and citizens - and set it up so that the surtax is reviewed every 6 months or so. The surtax will tend to offset lost government revenue from fewer property tax transfer fees. This surtax is non discriminatory and yet can be made to be very effective because of its flexibility. Well, you will probably know how practical and effective this suggestion would be. My apologies if you have already been suggesting something similar.

Respectfully,

s.22(1)



From: s.22(1)

To: "Robertson, Gregor" <Gregor.Robertson@vancouver.ca>

Date: 6/6/2016 10:21:40 AM

Subject: Vancouver Residential Home Speculation

Where have you been on this file? The last I heard you were suggesting people's anger was racially motivated. You clearly were in denial because of your close ties (and funding) to the developers and real estate hacks (read Bob Rennie et al).

You have fiddled while Rome burns. Instead of whining to the other governments—figure out what YOU and your government can do.

And yes, you may have to upset your real estate industry friends.

Do you speak for them or the people that live here?

Come on now.

GET CRACKING

s.22(1)

Sent from [Mail](#) for Windows 10

From: s.22(1)
To: "Jang, Kerry" <Kerry.Jang@vancouver.ca>
Date: 3/14/2016 12:06:36 PM
Subject: Vancouver's housing issues

Dear Councillor Jang,

Like so many, I am very concerned about the housing issues in Vancouver and particularly affordability and how non resident buyers may be impacting the market. I have been advocating myself about this matter in social media and my Huffington Post blog.

http://www.huffingtonpost.ca/davidfine2/vancouver-real-estate_b_9201620.html

I read Gary Mason's piece in The Globe, which quotes you commenting on the Hydro use analysis report. <http://www.theglobeandmail.com/news/british-columbia/study-of-vancouvers-vacant-homes-reveals-little-about-why-prices-have-soared/article29196490/>

In the article, you said, "This really makes you think the myth of foreign buyers is just a myth."

Gary Mason explains that the hydro study has little to do with the issue of foreign buyers, but the other issue is also the fact that the study is so very flawed as to make it almost useless. Again, the Globe does a good job of explaining why that is. <http://www.theglobeandmail.com/news/british-columbia/study-of-vancouvers-vacant-homes-reveals-little-about-why-prices-have-soared/article29196490/>

Most of all, your comment speaks to me that your view is to look for what you feel is evidence that allows you to dismiss the issue and continue with no measures or advocacy to address the problem. The city commissioned the study and you feel it means that the foreign buyer issue is "a myth".

At the same time, I know Vision expresses concern about affordability, but I am wondering why we hear so little of tangible policy to address it. Mostly, I hear of the mayor blaming the province. Fair in one sense because indeed, the province is doing very little, if anything, apart from making offensive jokes about the NDP sale of a property to a Canadian of Korean birth. The province clearly needs to act, but right now the city has a role to play and I urge you to support measures which could help, instead of stating that the problem does not exist.

As you may know, MLA David Eby has been spearheading a campaign about policies related to these issues. He has been highly critical of the BC Liberals position and rightly so, but at a civic level, what does your government plan to do? Will you or anyone from the city be attending his meeting on Wednesday to support his concerns and offer answers? I hope so. If not, I wonder if you can explain why the city appears to be doing nothing more than commissioning an almost pointless study.

Sincerely,

s.22(1)

From: s.22(1)

To: premier@gov.bc.ca

rich.coleman.mla@leg.bc.ca

"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

"Robertson, Gregor" <Gregor.Robertson@vancouver.ca>

Date: 3/19/2016 11:22:38 AM

Subject: Who is this city for?

Dear Premier Clark, Minister Coleman and Mayor Robertson,

I am writing to you today as a citizen, a taxpayer, and long-time resident of Vancouver. On March 16th my wife and I attended The Emergency Housing Town Hall in Vancouver organized by David Eby MLA Vancouver Point Grey. This event was bursting at the seams with people from all walks of life angry and frustrated with the way their city and their province is being sold out from under them, making it increasingly untenable for many to continue to stay.

We heard from, seniors, and students, businesses owners, and families. But I would like to tell you about another cohort, a far more insidious group that will cause great implications for the way this city and this province evolve in the years to come, that of the families that never were.

My wife and I are in our 30's, we have good jobs in the tech and hospitality sectors respectively, we make good salaries, we save everything we can and contribute to our community as volunteers and artists but we have come to realize a stark reality; we will never be able to stay and raise a family here. The cost of rent, the time needed to save for a responsible downpayment (now currently 10+ years for the average Vancouver income) the limited availability of family-oriented housing stock, the cost of child care, the ever increasing costs of living all add up to a perfect storm that will likely leave us childless if we choose to stay here. So in the near future we will likely depart.

We are not alone. Of our entire peer group in Vancouver we know of only 1 other couple having a child and they have decided to move to Victoria. Already the Vancouver School Board faces budget shortfalls because of [plunging enrolment](#). Last year Vancouver saw a net decline of [1300 individuals in the 24-35 year age bracket](#) and this is likely to increase in 2016. These are your strongest citizens, your entrepreneurs, your community leaders, your artists and musicians and writers and they are becoming ghosts.

Empty schools, empty houses and condos, empty store fronts, and desolate streets. These are the qualities that are beginning to mark our city.

So I ask the Minister, and the Premier and the Mayor if we lose the families, and the students and the seniors and the artists and the business owners and all the people who wanted to live and work here and contribute to a vibrant and sustainable community, then who have we made this city for? Please tell me because I would like to know!

Your current policies (or lack thereof) have not built a city for the people who live here, and pay taxes here and who vote here. Your failure to recognize that will not only cost you your governments but your legacies as well.

Most sincerely,

s.22(1)



From: "[Sharon Chisholm](#)"^{s.22(1)}
To: "[Latif, Mukhtar \ \(COV\)](#)" <Mukhtar.Latif@vancouver.ca>
Date: 5/27/2016 6:48:53 AM
Subject: Re: London housing

Hi Mucktar and Abi:

I am forwarding these pertinent questions to the resident economist. Since you are to collaborate with Duncan, it is also a good opportunity for the two of you to sort out a time to talk.

Sharon
Sharon Chisholm
Affiliate, Policy Scotland, University of Glasgow

On 27 May 2016 at 13:42, Latif, Mukhtar (COV) <Mukhtar.Latif@vancouver.ca> wrote:

Thanks Sharon. Not sure how you address the income inequality although it must be more than that as if everyone had more money then prices will continue to increase rather than more people being able to afford the housing. We see this whenever tax relief is provided to local people prices increase to reflect the benefit.

So is this a supply issue and with global movement of people - as well as money - certain cities need a lot more supply to meet demand?

Is this borne out by comparing pricing in cities that are not so attractive in terms of people wanting to move there from other countries as you want to separate out urbanization from global flow?

This type of housing is for the super rich because even if you tried to sell this housing in the domestic market not many local people have £2m for a flat or £50m!

So is it the type of housing being built which is targeted at this market - the candy brother effect?
!

More normal supply / demand lie around low interest rates and flow of people. Is there a more sophisticated approach to determining migration patterns outside of the census? I am sure we are seeing more migration even if it is students who take up stock.

Thoughts for the day!

What are the next steps for the working groups as I have not heard anything more since your last email setting them up?

Kind regards

Mukhtar Latif

Chief Housing Officer

City of Vancouver

s.15(1)(l)

> On May 27, 2016, at 3:15 AM, Sharon Chisholm s.22(1) wrote:

>

> You may find this article of interest, given similarities with Vancouver.

>

>

> Sharon Chisholm

> Affiliate, Policy Scotland, University of Glasgow

>

>

>

>

>

>

>

>

> Revealed

> The London skyscraper that is a stark symbol of the housing crisis Exclusive The Tower: underoccupied, astonishingly expensive, mostly foreign owned, and with dozens of apartments held through secretive offshore firms Robert Booth and Helena Bengtsson A Russian billionaire whose business partner is a close ally of Vladimir Putin's, the former chairman of a defunct Nigerian bank and a Kyrgyz vodka tycoon appear to be among more than 130 foreign buyers in Britain's tallest residential skyscraper.

> Almost two-thirds of homes in the Tower, a 50-storey apartment complex in London, are now in foreign ownership, with a quarter held through secretive offshore companies in tax havens, a Guardian investigation has revealed.

> The first residents arrived in October 2013 but many of the homes are barely occupied, with some residents saying they use them for a fraction of the year.

> The revelations are likely to be seized on by campaigners and politicians as the starkest example yet of the housing crisis gripping the capital, in which too many new homes are sold abroad as investments and left largely empty while fewer young people can afford to buy or rent.

> The five-storey, £51m penthouse with views across the Thames to the Palace of Westminster is ultimately owned by the family of a former Russian senator, Andrei Guriev, a well-placed source has told the Guardian. His family already owns Witanhurst in Highgate, north London, the biggest mansion in London besides Buckingham Palace.

> At some 23,000 sq ft, the penthouse is 24 times larger than the average new three-bedroom home in the UK. It was bought in May 2014 but has yet to be lived in. As part of a lengthy refurbishment, Guriev is understood to be installing a Russian Orthodox chapel, which has had to be carried up piece by piece in the lifts.

> Lower down is a £2.7m flat owned by Ebitimi Banigo, a former Nigerian government minister. In 2012, Banigo was crowned king of Okpoama, in the oil-rich Niger delta, at a ceremony attended by the then president, Goodluck Jonathan. In 2005, he was investigated by Nigeria's Economic and Financial Crimes Commission after the collapse of the All States Trust Bank he chaired. He was later named in the Nigerian senate for owing the bank 15bn naira (£50m). He was not charged with any offence.

> Other owners named in Land Registry records include a Kurdish oil magnate, an Egyptian snack-food mogul, an Indonesian banker, a Uruguayan football manager and a former Formula 1

driver. Some 131 of the 210 apartments for which title deeds were available are in foreign ownership, analysis suggests. Owners from Singapore told the Guardian they spent as little as two months a year in the flats, which are empty the rest of the time. Meanwhile, town hall records show no one is registered to vote at 184 of the homes.

> The Tower has no affordable housing, which has been mainly placed at the rear of the larger St George Wharf housing development at Vauxhall. That part faces a dual carriageway rather than the river.

> The extent of the international selloff emerged after the London mayor, Sadiq Khan, pledged to crack down on foreign ownership of new homes, saying he would consider a rule that they must be sold only to UK residents for the first six months of marketing. "There is no point building homes if they are bought by investors in the Middle East and Asia," he said this month. "I don't want homes left empty."

> David Cameron has also complained about the sale of high-value properties in London to people overseas through anonymous shell companies and announced that such companies will in future be obliged to declare their true beneficial owners.

> A spokesman for the developer, St George, said: "Although some homes in the Tower have overseas owners, it is wrong to suggest foreign owners dominate the London market. Savills estimated that in 2013-14, non-resident overseas investors accounted for just 7% of the London residential market."

> The spokesman said 30% of the overall St George Wharf development was affordable housing, with some 389 units built in neighbouring blocks. He added: "The range of facilities in the Tower, from a concierge to a spa and gym, appeal to all buyers – UK as well as international."

> Forbes magazine estimates Guriev is worth more than \$4bn (£2.7bn) and he shares ownership of PhosAgro, Europe's largest producer of phosphate fertiliser, with Vladimir Litvinenko, a campaign manager for Russia's president. Guriev appears to have bought the property through a British Virgin Islands company, Arabella Properties. His ownership of the penthouse has been kept such a closely guarded secret that even the building's managers did not know who owned it.

> The Guardian approached Guriev's London lawyer, family spokesman and company spokesman but all declined to comment or confirm or deny ownership.

> Title deeds for the Tower suggest that in 2014, Vitaly Orlov, a Russian fishing tycoon based in Hong Kong, bought the whole of the 39th floor for £13m. Orlov's Ocean Trawlers company is the world's largest supplier of cod and haddock but has this year been accused by Greenpeace of threatening pristine Arctic ecosystems by fishing further north in the Barents Sea as the ice retreats amid global warming.

> Orlov declined to comment, saying through a spokesman he was "not interested in sharing his private sphere with the public". The Barents Sea fishery "has been independently certified to the MSC standard ... a well-established approach based on the best available science," the spokesman said. Another named owner is Sharshenbek Abdykerimov, an ex-MP and businessman in the former Soviet republic of Kyrgyzstan. Abdykerimov owns the bestselling Ayu vodka brand.

> The Tower In numbers

> 62% Proportion of the flats that are believed to be in foreign ownership

> 184 The number of flats, out of 214, where nobody is registered to vote in the UK

> £51m Price of the five-storey penthouse owned by a firm believed to be controlled by family of former Russian senator Andrei Guriev

> £2.7m The amount for which King Ebitimi Banigo a former minister in the Nigerian government, purchased a flat.

> Sharshenek Abdykerimov, an ex-MP and vodka tycoon in the former Soviet republic of

Kyrgyzstan, also owns a flat

> £2.6m Singapore businessman Chong Meng Lai is asking £2.6m for an apartment that was bought for £2.1m in 2014

> £13m Vitaly Orlov, a Russian fishing fleet owner, bought an entire floor for £13m

> Next2/2

> London base for super-rich is more hotel than home for absent owners Housing in London

More in this issue Front page

> Revealed: The London skyscraper that is a stark symbol of the housing crisis London base for super-rich is more hotel than home for absent owners Editorials The Guardian view on housing in London On the website © 2016 Guardian News and Media Limited or its affiliated companies.

> All rights reserved.

>

>

> Sent from my iPad

>

From: "[Bourke, Matthew](mailto:matthew.bourke@vancouver.ca)" <matthew.bourke@vancouver.ca>
To: "[Quinlan, Kevin](mailto:Kevin.Quinlan@vancouver.ca)" <Kevin.Quinlan@vancouver.ca>
Date: 3/30/2016 4:28:54 PM
Subject: RE: Housing Affordability Part 2, May 24 at UBC

Provincial rep was: Neil Sweeney, Deputy Minister, Office of the Premier, Intergovernmental Relations Secretariat.

- Matt

From: Quinlan, Kevin
Sent: Wednesday, March 30, 2016 3:30 PM
To: Bourke, Matthew
Cc: Cho, Edna; Bond, Abigail; Latif, Mukhtar (COV)
Subject: RE: Housing Affordability Part 2, May 24 at UBC

Hi Matt, thanks for this. Very helpful. Confirming that the Provincial rep at the meeting was Minister Coleman?

KQ

From: Bourke, Matthew
Sent: Tuesday, March 29, 2016 10:47 AM
To: Quinlan, Kevin
Cc: Cho, Edna; Bond, Abigail; Latif, Mukhtar (COV)
Subject: FW: Housing Affordability Part 2, May 24 at UBC

Hi Kevin. As promised last week, see below for my notes on the discussion at UBC. Also, see follow up email from Tom Davidoff about the public panel event where they are seeking speakers on this topic. My sense is that the event on May 24th is best suited for a politician to attend. We can support with prep. Let me know if you need anything from us in terms of next steps with Tom Davidoff.

Meeting Notes – UBC Discussion on Housing Affordability, Thursday March 24 2016:

Attendees: Provincial Government (Deputy Minister for the Premier), Developers (Mosaic, Bob Rennie), UBC Sauder School of Business (Tsur Sommerville, Tom Davidoff), local employers (banking, biotech), recent graduates (UBC), Bank of Canada (staff/ economists), local government (Mayor of North Vancouver, CoV Housing Planner).

Tom Davidoff opening remarks:

- Purpose of this meeting is off the record consensus building about the nature of the affordability problem in Vancouver and the solutions that the group can get behind
- May 24th event will build on this but will be public
- Should make sure to discuss both supply side answers and demand (tax)

Recent grad shared personal story about starting career and looking at options for where to settle. Some friends have chosen to relocate outside of Metro Vancouver to to home ownership costs.

Employers shared stories about difficulty recruiting. One employer commented on the fact that if Vancouver wants to be a leader in green innovations/ technologies employers need to be able to recruit from outside the region. Need to attract top talent. Very hard for small and medium sized tech firms to pay the wages required for Vancouver real estate prices. One employer mentioned that when their lease is up, they will be leaving the city. Employers also commented that having employees commute from the valley harms productivity (ability to have employees work longer hours at critical times). Even high paying jobs are subject to the “brain drain” as executives in the \$200K + range are expecting to be able to own a detached home.

Some talk about moving jobs to hub locations outside of the City. For example, a tech hub in Squamish similar to how the silicon valley is positioned outside of San Francisco.

Some attendees advised that not all people being recruited from outside the region expect to live in a detached home within a 5 min drive to the downtown. For example creative industries like fashion where people are being recruited from world cities like Paris and New York.

Developer pointed out that we need to reframe the conversation. We need to be talking about the metro Vancouver market as opposed to just the price increases in the city of Vancouver proper.

Developer mentioned that in 2009 a townhouse project in Langley went for \$300K. in 2016 the same product

would sell for \$310K. Commented that families love townhouses and that we need more of them.

Bank of Canada staff advised that interest rates are a significant driver in price escalation. Also advised that it is not likely that increasing supply would necessarily bring prices down.

Province advised that the City is different from the region and that increasing supply in the City will not necessarily bring down prices. Advised that cuts to demand (taxes etc.) could impact prices but not sure if that is necessarily a good idea.

CoV advised that CACs do not result in higher prices (Coriolis study) and that supply seems to be linked more to absorption and developer decisions rather than capacity. Advised the group that CoV rezoned for an additional 15,000 housing units of capacity between 2009 and 2013 but only 8200 units were built on the rezoned lands.

Discussion about flipping. Not sure that we want to discourage people from renovating old stock (Province). Only 6% of sales last year were resold within 12 months (Developer).

Province raised idea of building on urban portions of the Agricultural Land Reserve in exchange for increasing the ALR out in the valley where residential development is less suitable.

Mayor of North Vancouver took issue with the idea of building on the ALR. Instead raised and advocated for the idea of Provincially mandated density.

CoV advised that any sort of Provincial targets for supply should include targets for people at lower incomes as well, such as rental targets.

Group was asked to comment of demand measures (taxes). General commentary from the group was that the government should not take action to reduce demand given the importance of investment in residential real estate in the regional economy. Bank of Canada advised that we do already have taxes on rent revenue to foreign owners (25% withholding tax).

Discussion about NIMBY and its impact on increasing supply and increasing housing choice. Discussion about Provincial mandates for density were raised again. Discussion about difficulty getting approval to build town houses in existing single family neighbourhoods. Commentary that townhouses are a good way to get families into the type of ownership housing product that they really want in existing urban areas.

Province advised that changes to the local government act could be a good option for them to get at these issues.

Matthew Bourke MPP - MCIP - LEED® AP
housing planner | CITY OF VANCOUVER
[p] 604 873 7542 | [f] 604 873 7045

From: tom davidoff s.22(1)

Sent: Saturday, March 26, 2016 1:45 PM

To: "barinder.bhullar@gov.bc.ca"; Bourke, Matthew; Sylvia Kim; Ivan Vojvodić; Sanghoon; Tsur Somerville; "mayor@cnv.org"; "mayor@surrey.ca"; Blair Heffelfinger; Jane; s.22(1); Joshua Gottlieb

Cc: Helsley, Robert

Subject: Housing Affordability Part 2, May 24 at UBC

Dear Group:

Thanks again for coming to UBC Thursday. I think we made some progress towards recognizing that NIMBY groups play a crucial role in local regulations, and that a coordinated approach to redefining that role might be helpful. We at Sauder would be delighted to help with thinking through some sort of policy proposal.

As I mentioned, phase 2 of this discussion will be a public event held at UBC May 24 in the late afternoon. I would like the panelists at this meeting to voice different viewpoints, definitely including NIMBY groups'. My hope for that discussion is to force spokespeople to defend their positions as consistent with reasonable Provincial objectives. If any of you would like to participate, please let me know. If you have recommendations for individuals outside the usual "public intellectual" suspects who might be good panelists, that would be great, too.

Regards,
Tom

From: "Alan Benson" <Alan.Benson@london.gov.uk>

To: "Latif, Mukhtar \ (COV)" <Mukhtar.Latif@vancouver.ca>

Date: 5/8/2016 5:48:15 PM

Subject: RE: Hello from Vancouver

Hi Mukhtar. It was a pleasure to meet up with David. He is quite a celebrity in his own way.

I am not sure there are centralised tenanting websites here, if by that you mean single portals to access rented housing. The private sector runs things like RightMove and Zoopla, but the public sector has nothing similar At least not yet. On the comms angle I'll check with our comms team and get back to you.

ab

From: Latif, Mukhtar (COV) [mailto:Mukhtar.Latif@vancouver.ca]

Sent: 29 April 2016 19:13

To: Alan Benson

Subject: Hello from Vancouver

Hi Alan

I hope all is well. It appears that we all continue to face on-going pressures on affordability. Many thanks for meeting up with David Ley – he is particularly concerned about foreign inflows of money having a major impact on the real estate market.

We have foreign investment, empty homes, a very young non-profit sector – nowhere near the scale of L&Q/Hyde/ East Thames – 110,000 units! The largest one is probably managing and not even owning 800 units!

I am currently looking at centralized and coordinated tenanting as we have over 200 societies with their own waiting lists. I know there were some centralized tenanting websites set up – what were the names of these and are they still live?

Our communication team is also looking to connect up with Transport for London and GLA Communications department as we are trying to coordinate Vancouver's branding across a number of different agencies and were looking to see how you were coordinating this in London – do you have a contact in your Communication department that our people can contact?

It would be good to catch up when I am next in London – probably June time and it would be great if you ever come to Vancouver to touch base and I show you around.

Kind regards

Mukhtar Latif
Chief Housing Officer

Office of the City Manager
City of Vancouver
6th Floor, 453 West 12th Avenue
Vancouver, BC V5Y 1V4

Tel: 604-871-6939
Cell: s.15(1)(l)
Email: mukhtar.latif@vancouver.ca

This message has been scanned for viruses by the Greater London Authority.

Click [here](#) to report this email as spam.

The Mayor of London and London Assembly elections take place on 5 May 2016. Don't miss the chance to shape the future of your city. Find out more www.londonelects.org.uk

GREATERLONDONAUTHORITY

EMAIL NOTICE:

The information in this email may contain confidential or privileged materials. Please read the full email notice at <http://www.london.gov.uk/email-notice>

From: s.22(1)
To: "Reimer, Andrea" <Andrea.Reimer@vancouver.ca>
Date: 3/28/2016 4:49:33 PM
Subject: RE: Demolishing Homes on the Westside-3875 West 27th Avenue, Vancouver-Vanishing Vancouver

Yes, running data on the different housing problems will hopefully help stop what is happening with housing market in the City of Vancouver.

s.22(1)

From: Reimer, Andrea [mailto:Andrea.Reimer@vancouver.ca]
Sent: Monday, March 28, 2016 3:43 PM
To: s.22(1)
Subject: Re: Demolishing Homes on the Westside-3875 West 27th Avenue, Vancouver-Vanishing Vancouver

Of course. Living and particularly being a renter in Vancouver, it's hard to miss the challenges of the housing market over the last 30 years. Having the governments who have the ability to get the data make it available will help inform a better discussion on how to move forward.

Councillor Andrea Reimer

Chair | **Policy and Strategic Priorities**

City of Vancouver

p: [604-873-7241](tel:604-873-7241)

e: andrea.reimer@vancouver.ca

a: [453 W 12 Ave Vancouver, BC V5Y 1V4](#)

t: [@andreareimer](#)

f: www.facebook.com/CouncillorAndreaReimer

On Mar 28, 2016, at 3:27 PM, s.22(1) wrote:

Hi Andrea,

Thank you for your reply. All of the background information I sent you proves that citizens and residents are upset and fed up with how homes, heritage or otherwise are being demolished at an alarming rate in Vancouver neighbourhoods and foreign ownership is part of the problem. Maybe there is a bit of presumption and speculation, but the public is reacting to what they are hearing and witnessing.

Thank you,

s.22(1)

From: Reimer, Andrea [mailto:Andrea.Reimer@vancouver.ca]
Sent: Sunday, March 27, 2016 10:39 PM
To: s.22(1)
Subject: RE: Demolishing Homes on the Westside-3875 West 27th Avenue, Vancouver-Vanishing Vancouver

Thanks s.22(1) appreciate you taking the time to provide this background. There is indeed a lot of presumption and speculation out there in media, social media and online. It's interesting to see in your email how it echoes across different platforms. Looking forward to seeing some data when the provincial and federal studies are available.

Andrea

Councillor Andrea Reimer | City of Vancouver
Chair, Standing Committee on Policy and Strategic Priorities
p: 604-873-7241
e: andrea.reimer@vancouver.ca

a: 453 W 12 Ave Vancouver, BC V5Y 1V4
t: [@andreareimer](#)
f: www.facebook.com/CouncillorAndreaReimer

From: s.22(1)
Sent: Sunday, March 27, 2016 10:14 PM
To: Reimer, Andrea
Cc: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Robertson, Gregor
Subject: RE: Demolishing Homes on the Westside-3875 West 27th Avenue, Vancouver-Vanishing Vancouver

Hi Andrea,

In regards to providing you with studies that used real data showing how foreign money is changing the essence of neighbourhoods in the City of Vancouver, I don't have any official studies, just a variety of media outlets and attached Demolition Stats, the latter, which came from the City of Vancouver and was provided by John Mackie of The Vancouver Sun newspaper.

You are probably aware of the Facebook page called Vancouver Vanishes, which since 2013 has dedicated to cataloguing hundreds and hundreds of character homes that have been demolished in Vancouver. With each demolition comes many comments of people who are sickened by what's happening to these homes in our neighbourhoods.....

[Kim](#) to [Vancouver Vanishes](#)
[March 23 at 9:42pm](#)

Is this what's happening: the city has decided that Strathcona along with parts of Mt. Pleasant and western Kits will be preserved as heritage while other neighbourhoods are thrown to the wolves? The rate of destruction in Pt. Grey, Dunbar and Kerrisdale now means there will be nothing to show of this city's domestic, middle class past from the years between the two World Wars. Nothing. Perhaps a block or two that have escaped by happenstance and nothing more. Oh, sorry: the Dorothies on 41st and the Hobbit house on King Ed. Isn't that called tokenism? Should we be thankful?

Below are comments regarding a recent demolition.....

Address: 2775 West 38th Avenue
Built: 1913
First Owner: Elsie May Wise
Status: DEMOLISHED

[Cheryl](#) Two reasons about the home:

- 1. These overseas buyers are parking their financial assets in real estate and other investments outside their home country (which we can guess for most buyers, is Mainland China).*
- 2. The value of land in Vancouver exceeds the price of most houses. These 'tear down' buyers think they are 'enhancing' the land's value by building a large and glitzy-looking new house worthy of the land price.*

Notice I said 'glitzy-looking.' These buyers go for the cheapest materials possible for the new build. As someone else in this group pointed out sometime back, they're building particleboard palaces, the palatial outward appearance of which belies the cheap materials used.

Perception is everything.

[Melissa](#) |Cheryl I don't want to know thisit makes it worse.

[Like](#) · [Reply](#) · [4](#) · [March 24 at 4:45pm](#)

[Carolyn Kristy](#): (1) to launder money, and/or (2) to recreate a new city based on their own culture and values, here....? Those are my best guesses.

[Like](#) · [Reply](#) · [6](#) · [March 24 at 7:17pm](#) · [Edited](#)

[Carolyn Melissa](#): sadly, what Cheryl said is reality. You can read all about it in the newspapers every day, and it's all here: <https://www.facebook.com/ForeignInvestmentVancouverRealE.../>

[Foreign Investment in Vancouver Real Estate](#)

Another Facebook posts to our Heritage family home on 3937 West 31st that was demolished earlier this month received 280 comments....

[Karen](#) So very sad to see " our past Canadian culture, architecture, traditions, landscapes....disappearing a break neck speed !!

[Like](#) · [Reply](#) · [March 12 at 9:21amz](#)

[Diana](#) Vision Vancouver is ruining our beautiful city!

[Like](#) · [Reply](#) · [1](#) · [March 12 at 12:55pm](#)

[Sandy](#) why are we allowing our Heritage to be torn down and demolished????....no more tearing down, just remodeling pls!!!!

[Like](#) · [Reply](#) · [March 13 at 8:50pm](#)

[Lori](#) foreign buyers buy homes; heritage or just rebuilt (2yrs remodeled) and demolishing them.

Another social media outlet is another Facebook Page called Foreign Investment in Vancouver Real Estate...<https://www.facebook.com/ForeignInvestmentVancouverRealEstate/?fref=ts..>

The following newspaper links supports my take on the demise of our neighbourhoods and I have taken snippets of people's opinions from the following newspaper articles.

- 1) <http://www.theglobeandmail.com/news/british-columbia/vancouver-house-buying-frenzy-leaves-half-empty-neighbourhoods/article27056534/>

- **Long-time resident of Dunbar expresses her concerns of a disappearing community.....**

*Ms. Cullen shares an older character house with her husband and teenage children in a westside Vancouver neighbourhood. It has become a prime area for real estate investment by **wealthy foreign buyers** – some of whom are nowhere to be seen, she said.*

“Lots of people are not home. Lots of houses are empty. Sold to the highest bidder,” said Ms. Cullen, an administrator at the University of British Columbia.

Their modest houses are now worth upwards of \$2-million as tear-downs. Ms. Cullen and others, including Jan Kidnie, said their families would trade some of that equity to get their neighbourhood back.

She is among several long-time residents speaking out in growing numbers about their fear that their community is disappearing.

- 2) http://www.huffingtonpost.ca/2016/02/08/vancouver-real-estate-teardown-adera_n_9188474.html

- **Even Councillor Adrienne Carr was interviewed at the Adera Street protest and again supports my feeling that the essence of neighbourhoods are changing for the worse...**

Vancouver Coun. Adrienne Carr said the practice of tearing down homes to replace them with bigger ones is adding to rising home prices in the city

Tearing down the Adera Street mansion will affect the neighbourhood, she said, because larger homes that tend to replace older properties sit empty as investments. That in turn dampens the vibrancy of communities and leads to low enrolment in local schools.

This is a snowballing process that is really changing the very fabric of the social life and the physical landscape that makes Vancouver so unbelievably precious,” she said in a Global interview.

- 3) <http://www.theglobeandmail.com/life/home-and-garden/real-estate/the-problem-with-vacant-homes-amid-vancouvers-real-estate-boom/article20945702/>

- This piece in the Globe and Mail discusses how vacant homes, which eventually leads to demolished homes and then to building bigger homes is impacting local businesses in the neighbourhood of Dunbar....

Empty houses are bad for neighbours, and they're especially bad for business

West side neighbourhoods such as Dunbar and Kerrisdale are feeling the effects of the massive housing transformation around them, says David Wachsmuth, an urban geographer who arrived in Vancouver a month ago. As houses are purchased to only stand empty, the spin-off problems are slowly making their way through communities. Empty houses are bad for neighbours, and they're especially bad for business. Without foot traffic, how is a mom-and-pop shop to survive?

Vancouver's empty-house syndrome is caused by speculation, or treating houses as commodities, without regard for community livability.

"Absentee landowners pay property tax, but that's a fraction of the tax base and also all the community and business opportunities – all the things that matter for the economic vitality of the city." Studies have shown there is a correlation between people who buy big houses and their tendency to travel by car to shopping malls and big box retailers, says Mr. Wachsmuth. "There are a whole host of factors that correlate with empty houses and demolitions."

- 4) John Mackie provided this demo story
http://www.vancouversun.com/Demolition+season+Vancouver/10869241/story.html?__lsa=0fb1-07b6

The owners had been holding on to the home because it had belonged to their parents, but decided to sell rather than do repairs. And when houses like this are sold on the west side, Gustin said "95 per cent" are going to be demolished, because the new wave of Asian buyers want new, not old. -

Gustin is a lifelong Vancouverite, and is sad at the way west side neighbourhoods are being razed.

"I love this city, it's a beautiful city, and it's changing in a way I'm not really happy with, but I can't change it," he said.

- 5) <http://www.vancourier.com/opinion/soaring-property-assessments-destroying-vancouver-1.2150483>

The unintended social consequences of what is taking place in Vancouver sees people being priced out of a market in a town where they grew up and where their parents and their grandparents could afford housing on a modest salary.

No joy there. It is just evidence of a system that is unregulated to the point of being socially destructive.

- 6) <http://www.theglobeandmail.com/report-on-business/economy/housing/the-real-estate-beat/foreign-investors-avoid-taxes-by-buying-real-estate-in-canada/article26683767/>
<http://www.petefry.ca/vancouver-urbanism-history/vancouver-vanishes-vision-vacillates>

As Gold goes on to report, interviewing builder builder Jake Fry [no relation], "[It is] the commodification of housing, which is the antithesis of building a community, laying down roots, and creating density, if that's the goal. In other words, you don't see much street hockey happening in neighbourhoods that are used as land banks. There aren't many people. You are not adding housing... Generally, you are decreasing the density when you put in these big homes."

- 7) <http://www.cbc.ca/beta/news/canada/british-columbia/vancouver-real-estate-town-hall-1.3495168>

Sutherland says she's also concerned about the empty houses on her street. "People aren't living in there and connecting to the community, and that's what we need — we need vibrant communities," she said.

Radio Spots

- 1) https://soundcloud.com/cknw/reality-check-vancouver-real-estate-insanity?utm_source=soundcloud&utm_campaign=share&utm_medium=facebook

- Please listen to Reality Check's, Bruce Allen commenting on "ghost neighbourhoods" in this radio spot.

When my parents moved our family to Dunbar, they wanted to raise their family in nice home, in a pleasant neighbourhood where residents took pride in the neighbourhood and were invested in working hard to take care and maintain their ownership of a character home for a long time. We connected with other neighbourhood families, my siblings and I hung out with the neighbourhood kids, and later on babysat neighbourhood children. We played different sports at Dunbar field, played tennis at the tennis courts, took Gymnastics classes and dance classes at the Dunbar Community Centre. We enjoyed being able to walk to all the amenities that our neighbourhood had to offer, such as Stong's grocery store, the local drug store, borrowing books from Dunbar library, Bank of Montreal, local bakery, transit buses, and when we got older we enjoyed eating at Dunbar Pub, which is where our older sister worked when she was of legal age. We never saw a vacant house and rarely was a house for sale, if we did, it was a big deal, now it's become commonplace.

I will let you know if the MLA and the Premier responds to my emails.

Thanks taking time to read my emails.

Regards,

s.22(1)

Thanks s.22(1) I haven't actually seen any studies using real data that point to the conclusions you're outlining. Could you please share the links or names? I would love to see them!

It would also be great to see what reply you get from the Province. They haven't seen very interested in the issue on the multiple approaches we've made but perhaps they treat constituents differently.

Andrea

I appreciate you replying to my email. I have since emailed MLA Andrew Wilkinson the same email. I don't know for sure if the house on 3875 West 27th Avenue is owned by foreign buyers, but studies have shown that the outrageous house prices are out of reach for the majority of locals and it is known that longtime residents appreciate and value these homes, the mature landscaping, and wouldn't think of tearing them down in order to build a bigger home. The posts seen on 'Vancouver Vanishes' Facebook page as well as other social media outlets, newspaper articles etc. support that the influence of foreign money is changing the essence of neighbourhoods and city. It is a sense of loss and something needs to change regarding the rezoning and regulations for foreign ownership.

From: Reimer, Andrea [<mailto:Andrea.Reimer@vancouver.ca>]

Sent: Wednesday, March 23, 2016 12:22 PM

To: s.22(1)

Subject: Re: Demolishing Homes on the Westside-3875 West 27th Avenue, Vancouver-Vanishing Vancouver

Thanks s.22(1) I haven't actually seen any studies using real data that point to the conclusions you're outlining. Could you please share the links or names? I would love to see them!

It would also be great to see what reply you get from the Province. They haven't seen very interested in the issue on the multiple approaches we've made but perhaps they treat constituents differently.

Andrea

Councillor Andrea Reimer

Chair | **Policy and Strategic Priorities**

City of Vancouver

p: [604-873-7241](tel:604-873-7241)

e: andrea.reimer@vancouver.ca

a: [453 W 12 Ave Vancouver, BC V5Y 1V4](https://www.google.com/maps/place/453+W+12+Ave+Vancouver,+BC+V5Y+1V4)

t: [@andreareimer](https://www.instagram.com/andreareimer)

f: www.facebook.com/CouncillorAndreaReimer

On Mar 23, 2016, at 11:27 AM, s.22(1) wrote:

Hi Andrea,

I appreciate you replying to my email. I have since emailed MLA Andrew Wilkinson the same email. I don't know for sure if the house on 3875 West 27th Avenue is owned by foreign buyers, but studies have shown that the outrageous house prices are out of reach for the majority of locals and it is known that longtime residents appreciate and value these homes, the mature landscaping, and wouldn't think of tearing them down in order to build a bigger home. The posts seen on 'Vancouver Vanishes' Facebook page as well as other social media outlets, newspaper articles etc. support that the influence of foreign money is changing the essence of neighbourhoods and city. It is a sense of loss and something needs to change regarding the rezoning and regulations for foreign ownership.

Thank you,

s.22(1)

From: Reimer, Andrea [<mailto:Andrea.Reimer@vancouver.ca>]

Sent: Tuesday, March 22, 2016 4:54 PM

To: s.22(1)

Subject: RE: Demolishing Homes on the Westside-3875 West 27th Avenue, Vancouver-Vanishing Vancouver

Thanks for the note s.22(1) What did your MP say when you sent them a note? As you likely know, foreign ownership rules are not under the control of the City. Also curious as to how you know that the new owners are foreign owners.

Thanks for any info you can provide!

Andrea

From: s.22(1)

Sent: Tuesday, March 22, 2016 3:25 PM

To: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Robertson, Gregor

Subject: Demolishing Homes on the Westside-3875 West 27th Avenue, Vancouver-Vanishing Vancouver

Importance: High

Dear Mayor and Councillors,

I am writing in regards to another wonderful, charming home that has met the fate of being demolished. Please see my Facebook posts regarding the home on West 27th, that with the help of the right investors, had infinite design possibilities for modern living. The regulations regarding foreign ownership should be that foreign money cannot purchase a current home and only with government approval, can they purchase a new home, bare land or redeveloping.

Thank you,

s.22(1)

Address: 3875 West 27th Avenue

Built: 1945

First Owner: Joseph A. Boucher, Salesman, K.J. Preiswerck, Importers and Exporters, and wife Patricia

Status: DEMOLISHED

<image001.jpg>

[Like](#) · [Reply](#) · [23 hrs](#)

<image002.jpg>

s.22(1)

How utterly sad. It's like a war zone

<image003.jpg>

[Like](#) · [Reply](#) · [23 hrs](#)

<image002.jpg>

s.22(1)

The bay window is such a lovely detail. Where is the sense of building a strong community for now and generations to come when the value of such a charming house is torn down.

From: ["Reimer, Andrea" <Andrea.Reimer@vancouver.ca>](mailto:Andrea.Reimer@vancouver.ca)

To: ["Marion Jamieson" s.22\(1\)](mailto:Marion.Jamieson@s.22(1))

Date: 4/19/2016 1:27:16 PM

Subject: RE: Agenda Item #2: Affordable Housing Pilot Program Report

Thanks for this Marion. I appreciate the comprehensive background on which you are basing your recommendation. I will take the time to read through the research you've referenced tonight,

Unfortunately by the time I got the invite to David's presentation I already had made commitments to several other events. I do follow his public statements quite closely and presumably if he's done some peer reviewed research he will be releasing it along with the methodology which would be a welcome next step in the debate.

Andrea

Councillor Andrea Reimer | City of Vancouver

Chair, Standing Committee on Policy and Strategic Priorities

p: 604-873-7241

e: andrea.reimer@vancouver.ca

a: 453 W 12 Ave Vancouver, BC V5Y 1V4

t: @andreareimer

f: www.facebook.com/CouncillorAndreaReimer

From: Marion Jamieson [s.22\(1\)](mailto:Marion.Jamieson@s.22(1))

Sent: Tuesday, April 19, 2016 12:07 PM

To: Stevenson, Tim; Reimer, Andrea; Meggs, Geoff; Robertson, Gregor; Louie, Raymond

Subject: Agenda Item #2: Affordable Housing Pilot Program Report

April 19, 2016

Dear Mayor & Council:

Re: Report on the Affordable Home Ownership (AHO) Pilot Program

The Upper Kitsilano Residents Association (UKRA) has reviewed the staff report on the Affordable Home Ownership Pilot Program and has a number of grave concerns. We strongly oppose the goal of this program and urge Council NOT to give its approval. The following outlines our objections:

A. Flawed Assumptions

1) Supply and Demand

a) The unstated subtext in this report is that there are not enough dwellings and if more dwellings were built in Vancouver, prices will come down. This assumption is regularly reported in the media, but in June 2014 the CAC Policy and Housing Affordability Review, commissioned by the City stated that there is more than ample supply.

- Over the last 5 years, the City has approved rezonings faster than the new capacity is being used.

- The City has sufficient capacity in existing zoning and approved community plans to accommodate over 20 years of supply at the recent pace of residential development.

This report did not consider the considerable increase in zoned capacity represented by the sale of

the Jericho Lands and other lands that have come on stream since 2014.

However, even though Council has approved an average of 5,068 new dwellings per year over the last five years and an average of almost 6000 for the last two full years (just about double what we actually need), according to the City's own estimates) prices last year jumped an average of 20%. These numbers indicate that supply has no effect on prices

b) UBC Geographer, Dr. David Ley's research shows that price increases are clearly linked to foreign investment. His recent study: Global China and the making of Vancouver's residential property market describes how massive amounts of capital have moved across the Pacific and how this capital has been the main driver for increases in real estate prices. He concludes his study by saying, "Wealth generated in asset hotspots in a deregulated globalised economy can generate huge public revenues as well as private returns. The convergence, even without collusion, of private and public sector property interests in BC creates immense momentum that preclude meaningful policy responses to inequities that include excessive housing unaffordability, precarious mortgage indebtedness and disillusioned out-migration. The default housing policy position (of both the municipal and provincial governments) has become minimal response and the cultivation of ignorance concerning actual trends. In this neo-liberal policy environment, community costs assume the status of acceptable collateral damage".

We invite the Mayor and Council to hear more about Dr. Ley's research at the Upper Kitsilano AGM/Town Hall meeting on April 27, 7 PM at St. James Square, Main Hall. His research shows clearly that the assumption that building greater density will cause housing prices to fall is baseless and that, unless our housing market is protected through regulations, policy responses such as the IRP/AHO will further degrade communities while failing to increase affordability.

2) Building Affordability is Possible in the Current Market

a) The second faulty assumption is that a selling price 20% below market is affordable for "moderate income, working households". To support this assumption, the report blurs the difference between the price of new builds & existing condos. Through juxtaposition, Figure 2. Comparison of Housing Costs Along the Housing Continuum suggests that this policy will make home ownership affordable at \$2000/mo, only slightly higher than the \$1950/mo market rents in new buildings. But the difference between renting an average existing condo at \$1500/mo & the price of buying a newly built 2 bedroom condo at \$2700/mo is \$660/mo plus strata fees, taxes and upkeep which is a large amount for low and middle income earners. And unless our housing market is protected through regulations with teeth, prices will continue to increase at 20%/year, neutralizing any discounts.

b) The IRP/AHO policy is ostensibly designed to provide a supply of new 3 bedroom units ("small house/duplexes, traditional row houses, stacked townhouses and courtyard row houses") throughout the City to serve families. But the economic rationale is based on average prices of existing 2 bedroom condos. So the report's comparison of renting an existing 2 bedroom condo and buying a newly built 3 bedroom "small house/duplex, traditional row house, stacked townhouse or courtyard row house" is like comparing apples & oranges. All 3 bedroom units in Vancouver sell for about \$1.1 million or more. If they were to come under the new "affordable" rezoning policy or be sold at 20% below market price, they would still be unaffordable at \$880,000. The report's calculations are also based on buyers having a 10% down payment or \$88,000, which is a lot of money to have saved for a family if it were currently paying \$3000/mo to rent 3 bedrooms at current average salaries. So average families would still pay a mortgage of \$4,606/mo, plus strata fees, taxes and upkeep, for which they would need an annual income of at least \$165,816/yr or more than double the average annual family income in Vancouver of \$80,000.

c) While these calculations clearly show that even at 20% off, ground-oriented housing cannot be made affordable in Vancouver's unregulated housing market, Map 1: Locations of sites that can be considered under the Affordable Housing Choices Interim Rezoning Policy shows that about 75% of the areas identified for the program would be rezoned for 3.5 story ground oriented housing. As it will be impossible to build "affordable" ground oriented housing for moderate income, working households, especially on the West side, there is likely to be pressure for the City to allow condos instead of, or as well as, ground oriented housing, which is already taking place with Cressey's development in the Cedar Cottage neighbourhood under the IRP policy.

B) Lack of Consultation

The IRP/AHO policy would bring about a radical change to residential neighbourhoods. It ignores the Community Visions that have been developed with in-depth input from neighbourhoods and imposes a draconian transformation of the City irrespective of neighbourhood character or needs. It is less a policy than a city-wide plan that is being moved forward without proper planning and in the complete absence of consultation with affected neighbourhoods. While this extreme make-over of residential areas is being carried out without consultation with affected communities, the report indicates that further expansion of the program is to allow for consultation with the development industry. This top-down approach is one that we had very much hoped the City was getting away from and we trust that Council will put the brakes on this ill-advised initiative.

C) Conflicts with Character House Review

The proposed rezoning to allow 3.5 - 6 story multiplexes would lead to outsized developments on what are now single family lots. The areas proposed for rezoning covers a large portion of the City, including many areas where there are character houses and older apartment buildings. If this policy were to be implemented we can expect to see a massive increase in destruction of these older homes and apartment buildings. After having these areas identified in this report, there will be more developer attention and interest that will further alienate older homes from retention options. We are especially concerned that the IRP/AHO policy is being brought forward at the same time as the Character House Zoning Review (CHZR) is underway. In Upper Kitsilano, implementation of the IRP/AHO policy would eliminate over 1/3 of the older homes that might otherwise be protected under zoning changes from the CHZR. We have put a great deal of time and effort into contributing to the CHZR but the two initiatives appear to be working at cross purposes.

D. Summary

We urge Council not to approve the goals of this policy report or to support further development of the AHO/IRP policy concept. This concept will not prevent the collateral damage that results from massive amounts of capital that have moved, and continue to move across the Pacific: unaffordability, precarious mortgage indebtedness and disillusioned out-migration. It will only serve to further destabilize and fragment our residential neighbourhoods. Instead, staff should be directed to develop effective measures to stop the root causes of unaffordability using the City's existing powers.

Yours truly,

[cid:34E74F4F-756B-42FE-8598-82964047C728@vc.shawcable.net]

Marion Jamieson

Director

Upper Kitsilano Residents Association



From: s.22(1)
To: "Reimer, Andrea" <Andrea.Reimer@vancouver.ca>
Date: 4/25/2016 3:52:57 PM
Subject: Re: "Affordable Home Ownership Pilot Program" and upzoning in Kits

The map from the 2012 report of the potential sites that could be upzoned to accommodate the new affordable housing plan voted on by Council on April 20, included as Appendix

A <http://council.vancouver.ca/20160420/documents/cfsc2.pdf>

s.22(1)

On Mon, Apr 25, 2016 at 3:48 PM, Reimer, Andrea <Andrea.Reimer@vancouver.ca> wrote:

Why was what referred to? I'm sorry I'm not understanding what the "it" is in this sentence

a

From: s.22(1) On Behalf Of s.22(1)
Sent: Monday, April 25, 2016 3:47 PM

To: Reimer, Andrea
Subject: Re: "Affordable Home Ownership Pilot Program" and upzoning in Kits

So then why was it referred to in the Council motion dated Apr 20, relating to the new program? This is what has raised a lot of red flags for people.

<http://council.vancouver.ca/20160420/documents/cfsc2.pdf>

s.22(1)

s.22(1)

s.22(1)

On Mon, Apr 25, 2016 at 3:43 PM, Reimer, Andrea <Andrea.Reimer@vancouver.ca> wrote:

As I said, there is no upzoning on the table so it sounds like we're on the same page.

a

From: s.22(1) **On Behalf Of** s.22(1)

Sent: Monday, April 25, 2016 3:43 PM

To: Reimer, Andrea

Subject: Re: "Affordable Home Ownership Pilot Program" and upzoning in Kits

Hi Andrea;

I should hope that there will be a lot of public consultation, especially in regards to any upzoning. I'm not comfortable with the fact that a 6 storey building could potentially be built on Cornwall, obstructing the views of residents to the south, in order to accommodate this new program. This seems like overkill. Given that the policy already exists, than it's difficult to see how we'll be able to stop this via a public consultation.

Cheers,

s.22(1)

s.22(1)

On Mon, Apr 25, 2016 at 3:36 PM, Reimer, Andrea <Andrea.Reimer@vancouver.ca> wrote:

Hi s.22(1)

Ok. Appreciate your concerns although given that there is no upzoning, and no new pilot program, I'm not really sure what to do with them.

The one thing the actual report did do was commit the city to quite a lot of consultation before any change was made so perhaps that's an opportunity for you to raise concerns about this hypothesized possibility that CVN has created.

Thanks for writing.

Andrea

From: s.22(1) **On Behalf Of** s.22(1)
Sent: Monday, April 25, 2016 3:16 PM
To: Reimer, Andrea
Subject: Re: "Affordable Home Ownership Pilot Program" and upzoning in Kits

Hi Andrea;

No, I haven't read the original report. And. the fact that this policy has been in place since 2012 doesn't alleviate my concerns. I don't recall hearing about it at the time, but I know that City Hall Watch raised concerns about it. And it appears not much has been done about it to date as far as implementing it.

The upzoning aspect has recently come to my attention, via the Coalition of Vancouver Neighbourhoods letter to Council date April 18, 2016. http://coalitionvan.org/letters/cvn_letter_council_affordable_home_ownership/

It seems that the City will now consider implementing this upzoning for it's "Affordable Home Ownership Pilot Program", which includes all of Cornwall and Macdonald and parts of 4th Ave, Broadway and Arbutus.

All of the concerns that I expressed in this regard apply.

Thanks,

s.22(1)

s.22(1)

s.22(1)



On Mon, Apr 25, 2016 at 3:05 PM, Reimer, Andrea <Andrea.Reimer@vancouver.ca> wrote:

This referenced policy has been in place since 2012. It is neither new nor an upzoning.

Have you had a chance to read it or the report this recommendation is redacted from?

Councillor Andrea Reimer

Chair | Policy and Strategic Priorities

City of Vancouver

p: [604-873-7241](tel:604-873-7241)

e: andrea.reimer@vancouver.ca

a: 453 W 12 Ave Vancouver, BC V5Y 1V4

t: [@andreareimer](https://www.instagram.com/andreareimer)

f: www.facebook.com/CouncillorAndreaReimer

On Apr 25, 2016, at 3:00 PM,

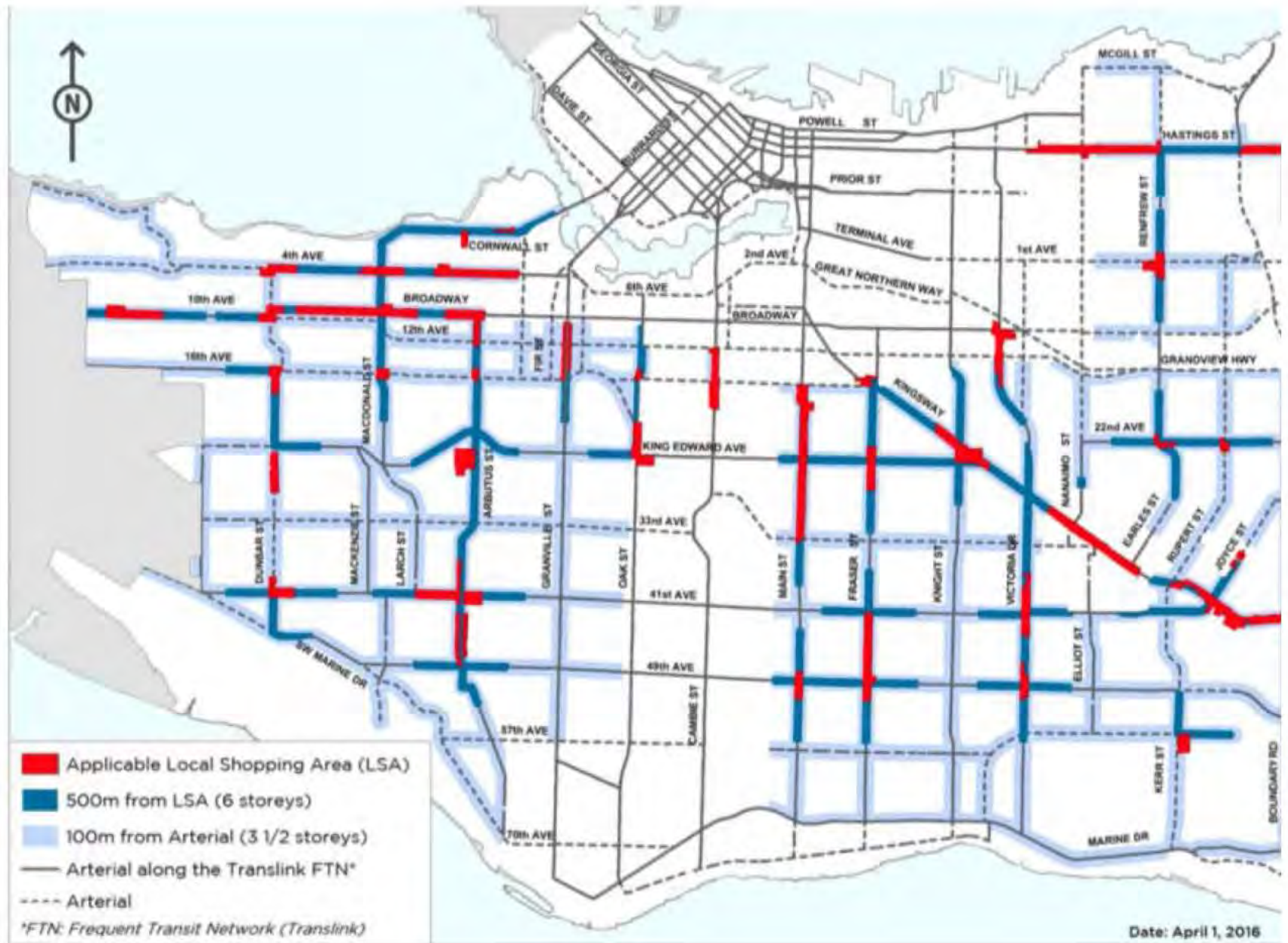
wrote:

Hi Andrea;

And how do you explain the following:

THAT Council approve the updated Administrative Bulletin in Appendix A to provide greater clarity on the requirements for applicants under the Interim Rezoning Policy for Affordable Housing Options.

From the report to Council for meeting dated April 20, 2016: Affordable Home Ownership Pilot Program <http://council.vancouver.ca/20160420/documents/cfsc2.pdf>



CityHallWatch has covered the Interim Rezoning Policy since day one, when we produced our own maps to show the implications of a couple lines buried in a staff report to Council in October 2012. It was only after we pointed out the implications that the media started covering the issues.

ALERT: CityHallWatch reveals impact zone of Mayor Task Force on Housing Affordability recommendations (Part I – upzoning to 3.5 storeys 100 m each side of arterial roads) <https://cityhallwatch.wordpress.com/2012/10/02/impact-zone-mayor-housing-task-force/>

s.22(1)

s.22(1)

On Mon, Apr 25, 2016 at 2:21 PM, Reimer, Andrea <Andrea.Reimer@vancouver.ca> wrote:

Hi s.22(1)

Thanks for the letter. There was no "upzoning" proposed for, and thus none approved, for Kits or any other neighbourhood.

Andrea

Councillor Andrea Reimer

Chair | Policy and Strategic Priorities

City of Vancouver

p: [604-873-7241](tel:604-873-7241)

e: andrea.reimer@vancouver.ca

a: 453 W 12 Ave Vancouver, BC V5Y 1V4

t: [@andreareimer](https://www.instagram.com/andreareimer)

f: www.facebook.com/CouncillorAndreaReimer

On Apr 25, 2016, at 12:04 PM, s.22(1) wrote:

Dear Mayor Gregor and Council;

I was greatly distressed to read about the possible upzoning of major streets in Kitsilano under your "Affordable Home Ownership Pilot Program" to either 3.5 or 6 storey structures, as outlined in the following:

<https://cityhallwatch.wordpress.com/2016/04/18/cvn-questions-changes-to-interim-rezoning-policy/>

As a long time Kits resident, renter and filmmaker, I remember fighting against high rises in Kits in the 70s. I can't believe that we will have to fight a version of this battle all over again.

I'm particularly concerned about the upzoning of Arbutus, 4th Ave, Broadway, Cornwall and Macdonald and the affect that 6 storey buildings on these streets will have on our neighbourhood. For instance, 6 storey buildings all the way along Cornwall will not only hugely inflate already inflated property values along this corridor, but will obstruct views and light for the properties south of Cornwall and east and west of Macdonald. If allowed along 4th and Broadway, views and light will also be obstructed for properties south of these streets and our communities will feel "boxed in". Even the upzoning along 16th to 3.5 stories will have a major impact on views and light.

And of course what is all of this rezoning going to do help with rising and overly inflated property values and the accompanying rises in property taxes? Last year the property taxes along 4th Avenue, between Balsam and Burrard increased between 37% - 50%.

And with the increased density in the area, where will people shop? Already small local businesses are being forced out because of rising property taxes and rents. And what will happen to renters such as myself who will no longer be able to afford to stay in Kits as more and more rental accommodation gets bulldozed for expensive condos many of which are sold to absentee foreign owners. Currently we pay \$1090.00 for a very small one bedroom, with a

great view and a garden. My partner ^{s.22(1)} and I have lived here for 20 years. How much longer will we be able to stay? Where would we move to that we can afford on our pensions, and what we make as filmmakers? \$1600 for a 1 bed is certainly NOT affordable for us, and for many renters in the city. Buying a condo in one of these proposed 6 storey buildings is not within our budget, or the budget of most Kits renters. This is NOT affordable housing!

I've attached a couple of photos of our view from our top floor apartment in a 100 + year old house with 4 rental suites . As you can see we have a 3 storey rental apartment building north of us, the Wellington. Can you imagine this building at 6 stories? Of course it will obstruct our view! And we are the highest house in our area of Kits. Imagine what it will do the views of houses not so high? There are many houses and 3 storey apartments in this area that will lose their views if this upzoning goes ahead.

I can't imaging what the staff and Council are thinking of. It's one of the most idiotic plans by the City in a long time. Even worse than putting a bike lane through Kits Beach and Hadden Park or building a seawall on the Kits/Point Grey Foreshore. Furthermore, there has been NO public consultation on this! Please reconsider these misguided and ill-considered plans.

I fully support the Coalition of Vancouver Neighbourhoods (CVN)"s position in this regard as outlined in their letter to you dated April 18, and quoted below, but in particular "These areas, especially for 6 storeys, as proposed encroach into RS, RT and RM zones, putting heritage, character and older affordable rentals and owner-occupied units at risk of demolition. It also conflicts with the Heritage Action Plan and the Character House RS Review that are in process."

http://coalitionvan.org/letters/cvn_letter_council_affordable_home_ownership/

While we support solving the housing affordability crisis, we are opposed to the goals of the Affordable Home Ownership Pilot Program in its present form. This staff report proposes making significant changes to the Vancouver Charter as well as major potential changes to land use in expanded areas tied to many arterials on a citywide basis without adequate public consultation. This raises major concerns.

We request that Council not approve in principle the goals of the Affordable Home Ownership Pilot Program, as described in this report. Instead, we suggest the following:

1. Withdraw the report and refer it back to staff to include a robust consultation process with affected neighbourhoods based on collaboration;
2. Include the approved CityPlan Community Vision directions, where they are in place, and which would be implemented on a local community basis;
3. Complete the Heritage Action Plan and Character House RS Zoning Review first, before considering any proposed new or expanded pilot programs that will affect zoning;
4. Remove proposed 6 storey and development projects in RS, RT and RM zones unless supported in local area plans; and
5. Expand Rate of Change protection in C2 and RT zones to protect existing rentals.

Lack of process: This proposal has been brought forward without any community consultation or notification. Further, any anticipated future expansion of the program is proposed to require only development industry and related stakeholders being consulted and includes no

requirement for community consultation. This is in contradiction of the city's stated goals to create a more collaborative relationship with the community.

Location of development: The map included in the report (below) indicates significant areas where 3.5 storeys and/or up to 6 storeys of development could be located. These areas, especially for 6 storeys, as proposed encroach into RS, RT and RM zones, putting heritage, character and older affordable rentals and owner-occupied units at risk of demolition. It also conflicts with the Heritage Action Plan and the Character House RS Review that are in process.

[Map of Planned Areas Affected]

This proposed Pilot Program is an amendment to an existing one, the Interim Rezoning Policy for Increasing Affordable Housing Choices (IRP). The existing program has mainly focused on rental projects. Now that home ownership, mainly strata, is being focused on, and broader areas have been identified for development in this report, there will be increased developer attention and activity. Of further concern is that the previous requirements that pilot projects be located no less than 10 blocks apart appears to have been removed.

Many neighbourhoods have large site developments with potential to provide new multifamily ground oriented development, such as the Jericho Lands, without the loss of existing older rentals and character buildings. What best suits each area should be determined on an individual neighbourhood basis.

Affordability objectives: The economics of the proposed Charter changes will not reasonably increase affordability. The program is proposed to provide housing at 20% below market rate purchase values, but recent real estate prices are going up 15% to 25% in one year. Thus, new projects priced at last year's already excessive prices, will still be too expensive to make any relevant improvements to affordability.

In some neighbourhoods, especially on the west side, building new ground oriented housing for families is very unlikely to be affordable as described in the report. Conversely it is anticipated that increased land use stimulated by this program would further inflate land values. Adaptively reusing existing character houses with secondary suites and infill is the most accessible way to build more affordable units both for owners and renters. Purpose-built secondary suite rental units also aid home ownership as mortgage helpers and provides much needed, low cost rental housing.

In conclusion: Again, we strongly advise Council not to approve the goals of the Affordable Home Ownership Pilot Program as proposed and instead make the changes described above

Sincerely,

Larry Benge, Co-Chair

Dorothy Barkley, Co-Chair

On behalf of the Coalition of Vancouver Neighbourhoods

Member Groups of the Coalition of Vancouver Neighbourhoods

Arbutus Ridge Community Association

Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions

Cedar Cottage Area Neighbours
Chinatown Action Group
Citygate Intertower Group
Community Association of New Yaletown
Crosstown Residents Association
Downtown Eastside Neighbourhood Council
Dunbar Residents Association
False Creek Residents Association
Grandview Woodland Area Council
Granville Burrard Residents & Business Association
Joyce Area Residents
Kitsilano-Arbutus Residents Association
Kits Point Residents Association
Marpole Oakridge Community Association
Norquay Residents
NW Point Grey Home Owners Association
Oakridge Langara Area Residents
Raycam
Residents Association Mount Pleasant
Riley Park/South Cambie Visions
Shaughnessy Heights Property Owners Association
Strathcona Residents Association
Upper Kitsilano Residents Association
West End Neighbours Society
West Kitsilano Residents Association
West Point Grey Residents Association

Attachment

From the report to Council for meeting dated April 20, 2014:

Affordable Home Ownership Pilot

Program<<http://council.vancouver.ca/20160420/documents/cfsc2.pdf>>

s.22(1)



s.22(1)



<View1Kits1stTrafalgar.JPG>

<View2Kits1stTrafalgar.JPG>

Mayor and Council Feedback Report
 Source: 3-1-1, vega.com, mail and www.vancouver.ca
 Date range: May 12, 2016

City Branch/Requester Name	Feedback Type	Requester Name	Phone	Request ID	Request Status	Request Description	Case Details	Additional Case Details
Mayor & Council (MLA) - Scheer & Hebert	Compare	s.22(1)		s.22(1)	Yes	Best use of land	Subject: Best use of land of Vancouver City. I see that Mayor and Council have approved a C-47 rezoning of the site. I am a city resident who lives on the site. I see that the rezoning is for a residential use. I am not sure if this is the best use of the land. I would like to see the rezoning changed to a residential use. I would like to see the rezoning changed to a residential use.	
Mayor & Council - Planning Analyst	Opinion	s.22(1)	s.22(1)	s.22(1)	Yes	Geographic	Hi, I am writing to you regarding the rezoning of the site. I am a city resident who lives on the site. I see that the rezoning is for a residential use. I am not sure if this is the best use of the land. I would like to see the rezoning changed to a residential use. I would like to see the rezoning changed to a residential use.	
Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	Yes	Investment	Subject: Japanese Investment. I am a city resident who lives on the site. I see that the rezoning is for a residential use. I am not sure if this is the best use of the land. I would like to see the rezoning changed to a residential use. I would like to see the rezoning changed to a residential use.	
Mayor & Council	Compare	s.22(1)	s.22(1)	s.22(1)	Yes	No Parking	Hi, I am writing to you regarding the rezoning of the site. I am a city resident who lives on the site. I see that the rezoning is for a residential use. I am not sure if this is the best use of the land. I would like to see the rezoning changed to a residential use. I would like to see the rezoning changed to a residential use.	
Mayor & Council	Compare	s.22(1)	s.22(1)	s.22(1)	Yes	No response to letter	Hi, I am writing to you regarding the rezoning of the site. I am a city resident who lives on the site. I see that the rezoning is for a residential use. I am not sure if this is the best use of the land. I would like to see the rezoning changed to a residential use. I would like to see the rezoning changed to a residential use.	
Mayor & Council	Compare	s.22(1)	s.22(1)	s.22(1)	Yes	Seawall	Subject: Seawall. I am a city resident who lives on the site. I see that the rezoning is for a residential use. I am not sure if this is the best use of the land. I would like to see the rezoning changed to a residential use. I would like to see the rezoning changed to a residential use.	Refer to attached photos.
Mayor & Council - Acting Dir of Planning & Development	Opinion	s.22(1)	s.22(1)	s.22(1)	No	1550 West 29th Ave. Development	Hi, I am writing to you regarding the rezoning of the site. I am a city resident who lives on the site. I see that the rezoning is for a residential use. I am not sure if this is the best use of the land. I would like to see the rezoning changed to a residential use. I would like to see the rezoning changed to a residential use.	
Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	No	Cigarette Butts	Hi, I am writing to you regarding the rezoning of the site. I am a city resident who lives on the site. I see that the rezoning is for a residential use. I am not sure if this is the best use of the land. I would like to see the rezoning changed to a residential use. I would like to see the rezoning changed to a residential use.	
Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	No	Condo	Hi, I am writing to you regarding the rezoning of the site. I am a city resident who lives on the site. I see that the rezoning is for a residential use. I am not sure if this is the best use of the land. I would like to see the rezoning changed to a residential use. I would like to see the rezoning changed to a residential use.	
Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	No	COV Bulletin	Subject: COV Bulletin. I am a city resident who lives on the site. I see that the rezoning is for a residential use. I am not sure if this is the best use of the land. I would like to see the rezoning changed to a residential use. I would like to see the rezoning changed to a residential use.	Refer to attached letter and photo.
Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	No	Foreign Property	Hi, I am writing to you regarding the rezoning of the site. I am a city resident who lives on the site. I see that the rezoning is for a residential use. I am not sure if this is the best use of the land. I would like to see the rezoning changed to a residential use. I would like to see the rezoning changed to a residential use.	
Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	No	Foreign Property	Hi, I am writing to you regarding the rezoning of the site. I am a city resident who lives on the site. I see that the rezoning is for a residential use. I am not sure if this is the best use of the land. I would like to see the rezoning changed to a residential use. I would like to see the rezoning changed to a residential use.	
Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	No	Foreign Property	Hi, I am writing to you regarding the rezoning of the site. I am a city resident who lives on the site. I see that the rezoning is for a residential use. I am not sure if this is the best use of the land. I would like to see the rezoning changed to a residential use. I would like to see the rezoning changed to a residential use.	
Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	No	Gender Equality	Subject: Gender Equality. I am a city resident who lives on the site. I see that the rezoning is for a residential use. I am not sure if this is the best use of the land. I would like to see the rezoning changed to a residential use. I would like to see the rezoning changed to a residential use.	
Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	No	Homeless	Subject: Homeless. I am a city resident who lives on the site. I see that the rezoning is for a residential use. I am not sure if this is the best use of the land. I would like to see the rezoning changed to a residential use. I would like to see the rezoning changed to a residential use.	
Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	No	Homeless	Subject: Homeless. I am a city resident who lives on the site. I see that the rezoning is for a residential use. I am not sure if this is the best use of the land. I would like to see the rezoning changed to a residential use. I would like to see the rezoning changed to a residential use.	
Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	No	Kettle Boffo	Subject: Kettle Boffo. I am a city resident who lives on the site. I see that the rezoning is for a residential use. I am not sure if this is the best use of the land. I would like to see the rezoning changed to a residential use. I would like to see the rezoning changed to a residential use.	

From: "[Sharon Chisholm](#)" ^{s.22(1)}
To: "[Bond, Abigail](#)" <Abigail.Bond@vancouver.ca>
"[Latif, Mukhtar \\(\COV\\)](#)" <Mukhtar.Latif@vancouver.ca>
Date: 5/27/2016 3:14:53 AM
Subject: Fwd: FW: London housing

You may find this article of interest, given similarities with Vancouver.

Sharon Chisholm
Affiliate, Policy Scotland, University of Glasgow

Revealed

The London skyscraper that is a stark symbol of the housing crisis Exclusive The Tower: underoccupied, astonishingly expensive, mostly foreign owned, and with dozens of apartments held through secretive offshore firms Robert Booth and Helena Bengtsson A Russian billionaire whose business partner is a close ally of Vladimir Putin's, the former chairman of a defunct Nigerian bank and a Kyrgyz vodka tycoon appear to be among more than 130 foreign buyers in Britain's tallest residential skyscraper.

Almost two-thirds of homes in the Tower, a 50-storey apartment complex in London, are now in foreign ownership, with a quarter held through secretive offshore companies in tax havens, a Guardian investigation has revealed.

The first residents arrived in October 2013 but many of the homes are barely occupied, with some residents saying they use them for a fraction of the year.

The revelations are likely to be seized on by campaigners and politicians as the starkest example yet of the housing crisis gripping the capital, in which too many new homes are sold abroad as investments and left largely empty while fewer young people can afford to buy or rent.

The five-storey, £51m penthouse with views across the Thames to the Palace of Westminster is ultimately owned by the family of a former Russian senator, Andrei Guriev, a well-placed source has told the Guardian. His family already owns Witanhurst in Highgate, north London, the biggest mansion in London besides Buckingham Palace.

At some 23,000 sq ft, the penthouse is 24 times larger than the average new three-bedroom home in the UK. It was bought in May 2014 but has yet to be lived in. As part of a lengthy refurbishment, Guriev is understood to be installing a Russian Orthodox chapel, which has had to be carried up piece by piece in the lifts.

Lower down is a £2.7m flat owned by Ebitimi Banigo, a former Nigerian government minister. In 2012, Banigo was crowned king of Okpoama, in the oil-rich Niger delta, at a ceremony attended by the then president, Goodluck Jonathan. In 2005, he was investigated by Nigeria's Economic and Financial Crimes Commission after the collapse of the All States Trust Bank he chaired. He was later named in the Nigerian senate for owing the bank 15bn naira (£50m). He was not charged with any offence.

Other owners named in Land Registry records include a Kurdish oil magnate, an Egyptian snack-food mogul, an Indonesian banker, a Uruguayan football manager and a former Formula 1 driver.

Some 131 of the 210 apartments for which title deeds were available are in foreign ownership, analysis suggests. Owners from Singapore told the Guardian they spent as little as two months a year in the flats, which are empty the rest of the time. Meanwhile, town hall records show no one is registered to vote at 184 of the homes.

The Tower has no affordable housing, which has been mainly placed at the rear of the larger St George Wharf housing development at Vauxhall. That part faces a dual carriageway rather than the river.

The extent of the international selloff emerged after the London mayor, Sadiq Khan, pledged to crack down on foreign ownership of new homes, saying he would consider a rule that they must be sold only to UK residents for the first six months of marketing. "There is no point building homes if they are bought by investors in the Middle East and Asia," he said this month. "I don't want homes left empty."

David Cameron has also complained about the sale of high-value properties in London to people overseas through anonymous shell companies and announced that such companies will in future be obliged to declare their true beneficial owners.

A spokesman for the developer, St George, said: "Although some homes in the Tower have overseas owners, it is wrong to suggest foreign owners dominate the London market. Savills estimated that in 2013-14, non-resident overseas investors accounted for just 7% of the London residential market."

The spokesman said 30% of the overall St George Wharf development was affordable housing, with some 389 units built in neighbouring blocks. He added: "The range of facilities in the Tower, from a concierge to a spa and gym, appeal to all buyers – UK as well as international."

Forbes magazine estimates Guriev is worth more than \$4bn (£2.7bn) and he shares ownership of PhosAgro, Europe's largest producer of phosphate fertiliser, with Vladimir Litvinenko, a campaign manager for Russia's president. Guriev appears to have bought the property through a British Virgin Islands company, Arabella Properties. His ownership of the penthouse has been kept such a closely guarded secret that even the building's managers did not know who owned it.

The Guardian approached Guriev's London lawyer, family spokesman and company spokesman but all declined to comment or confirm or deny ownership.

Title deeds for the Tower suggest that in 2014, Vitaly Orlov, a Russian fishing tycoon based in Hong Kong, bought the whole of the 39th floor for £13m. Orlov's Ocean Trawlers company is the world's largest supplier of cod and haddock but has this year been accused by Greenpeace of threatening pristine Arctic ecosystems by fishing further north in the Barents Sea as the ice retreats amid global warming.

Orlov declined to comment, saying through a spokesman he was "not interested in sharing his private sphere with the public". The Barents Sea fishery "has been independently certified to the MSC standard ... a well-established approach based on the best available science," the spokesman said. Another named owner is Sharshenbek Abdykerimov, an ex-MP and businessman in the former Soviet republic of Kyrgyzstan. Abdykerimov owns the bestselling Ayu vodka brand.

The Tower In numbers

62% Proportion of the flats that are believed to be in foreign ownership

184 The number of flats, out of 214, where nobody is registered to vote in the UK

£51m Price of the five-storey penthouse owned by a firm believed to be controlled by family of former Russian senator Andrei Guriev

£2.7m The amount for which King Ebitimi Banigo a former minister in the Nigerian government, purchased a flat.

Sharshenek Abdykerimov, an ex-MP and vodka tycoon in the former Soviet republic of Kyrgyzstan, also owns a flat

£2.6m Singapore businessman Chong Meng Lai is asking £2.6m for an apartment that was bought for £2.1m in 2014

£13m Vitaly Orlov, a Russian fishing fleet owner, bought an entire floor for £13m

Next2/2

London base for super-rich is more hotel than home for absent owners Housing in London More in this issue Front page

Revealed: The London skyscraper that is a stark symbol of the housing crisis London base for super-rich is more hotel than home for absent owners Editorials The Guardian view on housing in London On the website © 2016 Guardian News and Media Limited or its affiliated companies.

All rights reserved.

Sent from my iPad

SHAPING HOUSING FUTURES – DISCUSSION PAPER

BUSINESS DIVERSIFICATION AND THE EVOLUTION OF ORGANISATIONAL STRUCTURES IN THE NOT-FOR-PROFIT HOUSING SECTOR

1. Introduction

As reported in *New Times, New Businesses* ‘move[s] towards a more business-like or commercial model’ have become a common trend across not-for-profit housing sectors in Australia and Canada as well as the UK (Maclennan et al, 2013 p70). The growing involvement of NFP housing providers in a range of ‘non-traditional’ activities was characterised by the NTNB report as amounting to increasing ‘hybridisation’, as organisations with quasi-public sector origins became increasingly engaged in delivering market products and services. This alludes to the sociological definition of hybrid organisations as entities possessing ‘significant’ characteristics of more than one sector (public, private and third) (Billis, 2010, p3). Growing business diversity and hybridity in the NFP housing world raise important questions for housing policymakers and practitioners.

In the case of the UK housing association (HA) sector divergence from an exclusive focus on social housing business has been evident at least since the late 1990s. By 2013/14, as reported by Cowley (2015) ‘diverse activities’ accounted for more than fifth of gross turnover among England’s HAs. In 2014/15 these ‘non-social housing’ functions contributed £2.4 billion towards associations’ annual gross turnover (HCA, 2016).

In Australia and Canada, partly reflecting the smaller and less well-endowed provider organisations that typify NFP housing sectors in those countries, the scale and sophistication of business diversification is, as yet, far more limited than in the UK. Nevertheless, there is evidence that such activity has recently been expanding (Milligan et al, 2015; Pawson et al, 2015; Pomeroy et al, 2015).

To provide a basis for discussion in the context of the Shaping Housing Futures collaboration, this paper briefly reviews recent ‘business diversification’ developments among NFP housing provider organisations in Australia, Canada and the UK. Following this introduction, in Section 2 the paper references the sector diversification agenda around the delivery of ‘community services’. Next, in Section 3, it looks at NFP housing providers’ development of market activities seeking to tap new sources of funding, typically inspired by the stated aim of cross-subsidising the social housing function. Section 4 discusses the organisational structure innovations that have been related to the ‘diversification project’. Finally, drawing on the preceding sections, the paper raises some questions for discussion.

2. Development of ‘community services’

Early UK moves towards HA ‘business diversification’ were influenced by the impetus towards developing ‘community services’ or ‘wider role’ activities originating in the 1990s and embodied in the slogan ‘In business for neighbourhoods’ – adopted by the National Housing Federation (NHF) in 2003. Part of this was about responding to the New Labour social inclusion imperative, reflected in development funding criteria as transmitted through the Housing Corporation’s encouragement for ‘housing plus’ activities (URBED, 1998).

In an argument especially relevant to organisations with geographically concentrated holdings, the development of community services was also rationalised in terms of enlightened self-interest: ‘...just housing the poor without focusing on the wider viability of neighbourhoods is likely to leave associations with increasing residualisation of stock, deteriorating income streams and asset values’ (Lupton & Leach 2011 p18).

Diverse activities characteristic of this UK phase included:

- Financial inclusion projects – e.g. supporting credit unions or other initiatives aimed at connecting impoverished tenants with affordable credit
- Youth activities including sports programs
- Community development initiatives
- Tenant employability projects such as ICT training.

‘The promotion... of these activities by the NHF can be seen as part of the construction of a hybrid identity for the sector based on social investment performance’ (Mullins & Pawson, 2010).

In Australia some larger NFP community housing providers (CHPs) have, over the past few years, begun to develop similar services. Recent research focused on six larger CHPs in two states, reported that some of the subject organisations had set up specialist community development staff and had budgets dedicated to social investment activities such as tenant employability and community development initiatives. Others, however, saw their proper role as being limited to traditional landlord services (Pawson et al, 2015). At least for a few of the largest providers (including Housing Choices Australia) involvement in recent and emerging public housing transfer programs is bringing with it ‘placemaking’ obligations which may include masterplanning and associated resident consultation as well as community development functions. Involvement in public housing estate renewal programs (e.g. the NSW Government’s Communities Plus initiative) is likely to entail similar commitments.

3. Business diversification to tap new sources of revenue

While often led by providers themselves, ‘community services’ initiatives developed by UK HAs under the ‘in business for neighbourhoods’ banner have frequently leveraged finance from other sources, especially from central and local government funding streams. With the onset of public finance austerity from 2010 the viability of such strategies will have been badly damaged. With diminishing scope for co-funding, questions about the appropriateness of supporting such services from a provider’s rental revenue will have become more pointed.

More generally, as in Australia and Canada, the business diversification dynamic among UK HAs has been latterly much more strongly driven by the perceived need to reduce organisational dependence on public funding and/or compensate for cuts in such funding. As noted by a recent UK study focused on the post-2010 period, ‘...associations [have been] under considerable pressure to diversify their activities to include more profitable but more risky private sector initiatives which might produce profits and thus a stream of income which could be used to cross-subsidise their social rented development’ (Williams & Whitehead, 2015 p 18).

Putting this another way, specifically in relation to the English scenario, Mullins & Jones (2015 p279) argue that growing involvement in market activities is primarily a 'state-led policy'. At least in this national context, NFP providers are being pushed by government '... to adopt commercial approaches to asset management and sales and rent setting and to generate surpluses from commercial activities to cross-subsidise housing for low income groups' (ibid). Such practices are understood as mandatory for HAs seeking to secure access to what limited amounts of new public funding that remain on offer for affordable housing development.

In the UK this phase of business diversification has been characterised by growing HA involvement in market housing activities. In terms of associated income, around half of all 'non-social housing activity' in 2014/15 (generating some £1.1 billion) involved housing development for open market sale (HCA, 2016 p27). The 2014/15 surplus arising from activity of this sort was £251 million (ibid).

Other market housing activities now undertaken at appreciable scale by English HAs include:

- Nursing home development and management
- Development of housing for management as market rental accommodation
- Student housing development and/or management.

Unlike counterpart sectors in Australia and Canada, the English and Scottish HA cohorts include organisations with the size and financial weight to assume the 'lead developer' role in large mixed tenure construction projects.

The business risk resulting associated with market housing development at scale is perhaps evidenced by the 2015 rollout of a new regulatory framework for English HAs interpreted by one seasoned observer as 'a response to landlords branching out into a greater range of activities which carry their own risks' (Cowley p19).

Australia's NFP housing sector has only begun to transition from its 'cottage industry' formative stage over the last decade or so. At least among larger providers, however, interest in business diversification ramped up as the public finance climate became more adverse from 2011 and especially from 2013. In this environment, such players have been striving to expand their activities beyond their social housing 'core business' – e.g. into areas such as aged and disability services, mixed tenure housing development, home ownership products, strata management and real estate services and other commercial ventures (Milligan et al, 2015). A recent case in point is BHC's foray into market sales and market rental housing development¹. Perhaps tellingly, however, recent research focused on larger Australian providers found that '...many CEO aspirations for new business developments expressed in [2011/12] had not materialised by [2013/14], suggesting that business diversification was more difficult to achieve than anticipated' (Milligan & Hulse, 2015 p204).

In Canada, meanwhile, a recent study of NFP housing organisations reported that the subject entities were 'exploring and implementing ways to commodify their expertise – selling services in marketable expertise, which their roles as social housing developers and property managers have allowed them to develop' (Pomeroy et al, 2015 pvi). In some instances such ventures were 'lucrative

¹ Although BHC's initial expansion of its development remit from social housing projects to mixed tenure schemes resulted from Government funding via the 2008 Nation Building Economic Stimulus program and National Rental Affordability Scheme (NRAS) funding.

social enterprises' (ibid). However, such developments were about social housing entities 'not so much transforming as evolving and adapting to the new operating environment in which they will have to survive (minimal new funding and expiring federal subsidies and agreements)' (ibid pvii).

4. Innovations in organisational structures

In the UK HA sector, business diversification has in many instances stimulated innovation in organisational structures such as the establishment of specialist subsidiaries or joint venture companies. One factor here has been the imperative to quarantine the hazards inherent in market activities so that these pose minimum risk to the viability of the organisation's core functions. Another more instrumental consideration has been the priority attached by some organisations to the retention of core business charitable status (HCA, 2016 p26).

Within the overall non-social housing business recorded by English HAs in 2014/15, two thirds of associated turnover (some £1.6 billion) was accounted for via subsidiaries. In particular, the vast bulk of outright sale activity is managed in this way.

More significant as a driver of corporate structure innovations among UK HAs over the past 10-20 years has been sector reconfiguration – the consolidation process of organisational mergers which has resulted in a progressive concentration of social housing ownership in the hands of a diminishing number of landlords (Pawson & Sosenko, 2012). In many instances, group structures have been established as a transitional phase in an amalgamation process where previously freestanding entities are initially converted into semi-autonomous subsidiaries within wider corporate frameworks, before being subsequently rolled into 'streamlined' or unitary structures.

Among Australia's larger NFP housing providers there have been a small number of cases similar to those described above. Instances have included the Housing Choices Australia group structure originally established to facilitate an inter-organisational merger, but whose later evolution has been partly shaped by the need to accommodate a large 'interstate' public housing transfer. Another recent case in point is the Compass Housing creation of a special purpose vehicle for a public housing transfer project (as required by Government). Meanwhile, in the context of negotiating a large loan facility, and as required by the lender, St George Community Housing has recently set up an SPV as the company's development arm.

5. Possible questions for discussion

Mission creep risk

The development of market products and services not directly related to traditional 'core functions' may reflect a housing provider's wish to cross-subsidise its social housing activities. However, as in the related 'sector consolidation' trend, this may raise 'mission drift' questions as an organisation grows geographically and/or in business diversity. Commenting on America's community development corporations, for example, Bratt (2012) argued that growing financial dependence on the private sector had resulted in CDCs becoming detached from their constituents and in the loss of their advocacy roles.

As posed by the New Times, New Businesses report, 'the key question is whether [divergence from a prime focus on social housing] damages the non-profit performance and ethos of the overall non-profit' (Maclennan et al, 2013 p81).

Related UK controversy arose in 2015 when Genesis HA, one of England's largest providers, announced that in response to diminishing grant rates and the associated need for compliance with prescriptive regulation, it planned to exit entirely from social and affordable rent development (Apps, 2015).

Commenting on this issue in the Canadian context, Pomeroy et al reported that – at least at the current stage – providers engaging in business diversification are nevertheless 'remaining firmly committed to their core values and mission (providing housing opportunities to low- and moderate-income households in need)'. As noted, in the course of such change, it is important to 'articulate and recommit to organizational values ... as a way to keep organizations grounded' (Pomeroy et al, 2015 pvii).

On a similar topic, recent research involving interviews with CEOs of Australia's leading NFP housing providers reported contrasting emphases between those emphasising that '...social purpose should never be compromised by business drivers' and those arguing that '...having a business ethos [is] critical to optimising social outcomes' (Milligan et al, 2015 p7). Nevertheless, while development of 'affordable housing' and other business diversification had somewhat broadened client mix for some of the subject organisations most CEOs 'continued to assert the primacy of a mission to expand assistance to those on the lowest incomes and the homeless' (ibid p67).

Possible impacts on organisational culture

Related to the above issue, there are questions about the 'organisational culture' impacts of shifting a social landlord's corporate focus towards market products and services. For example, if such a provider finds it necessary to recruit specialist personnel with relevant commercial experience, what is the best way to manage the consequential impacts on the organisation's shared objectives and values? How can providers best accommodate associated salary differentials?

Scope for international knowledge exchange

With UK housing associations much further down the track towards business diversification and hybridisation than their Australian and Canadian counterparts, there is an obvious question as to the extent to which the latter may be able to learn from the former. This could include, for example:

- The most promising 'new business' prospects in terms of leveraging typical social landlord core capabilities
- Priorities for organisational capacity-building such that new forms of business may be confidently embraced
- The approach to business diversification most appropriate for organisations lacking substantial capital assets – the typical situation for Australia's CHPs
- Recommended approaches to structuring entities, risk mitigation and change management
- How best to navigate the regulatory and charitable status rules that limit or shape permissible 'diverse activities'?

In considering such issues (especially the last named), it will of course be necessary to recognise material differences in the legal, regulatory and administrative contexts which, if overlooked, could render any policy transfer inappropriate.

Community services

Regarding community services, to what extent is it appropriate or desirable for social landlords to undertake such activities directly as opposed to commissioning services from specialist agencies? To what extent are community services legitimately funded from rents? What economic productivity or 'spend to save' justifications can be made for such services?

References

Apps, P. (2015) Neil Hadden: The full interview; *Inside Housing* 4 August

Billis, D. (Ed.) (2010) *Hybrid Organizations and the Third Sector: Challenges for Practice, Theory and Policy*; Basingstoke: Palgrave Macmillan

Bratt, R. (2012) The Quadruple Bottom Line and Nonprofit Housing Organizations in the United States; *Housing Studies*, Vol. 27 (4) pp438–456

Cowley, R. (2015) Diversified activities make up 22 per cent of total income; *Social Housing* 6 May

Homes and Communities Agency (2016) *Global Accounts of Housing Providers*; London: HCA

Lupton, M. & Leach, M. (2011) *At the Crossroads: A Progressive Future for Housing Associations*; London: Respublica

Maclennan, D., Lennon, M. & Ballantyne, D. (2013) New times, new routes for funding non-profit housing; in: Maclennan, D. & Chisholm, S. (eds) *New Times, New Businesses*; St Andrews: University of St Andrews

Milligan, V. & Hulse, K. (2015) Hybridity in the Housing Third Sector: Interpreting recent developments in Australia; *Third Sector Review*; Vol 21(2) pp192-218

Milligan, V., Hulse, K., Pawson, H., Flatau, P. & Liu, E. (2015) *Strategies of Australia's leading not-for-profit housing providers: a national study and international comparison*; Final Report no. 237; Melbourne: AHURI

Mullins, D. & Jones, T. (2015) From 'contractors to the state' to 'protectors of public value'? Relations between non-profit housing hybrids and the state in England; *Voluntary Sector Review*; Vol 6 (3) pp261–83

Mullins, D. & Pawson, H. (2010) Hybrid organisations in social housing: Agents of policy or profits in disguise? in: Billis, D. (ed) *Hybrid Organizations in the Third Sector: Challenges of Practice, Policy and Theory*; Basingstoke: Palgrave

Pawson, H. & Sosenko, F. (2012) The supply-side modernization of social housing in England: Analysing mechanics, trends and consequences; *Housing Studies* Vol 27(6) pp 783-804

Pawson, H., Milligan, V., Liu, E., Phibbs, P. & Rowley, S. (2015) *Assessing Management Costs and Tenant Outcomes in Social Housing: Recommended Methods and Future Directions*; Final Report no. 257; Melbourne: AHURI

Pomeroy, S., Stoney, C. & Falvo, N. (2015) *Business Transformation: Promising Practices for Social and Affordable Housing in Canada*; Housing Partnership Canada

Urban and Economic Development Group (URBED) (1998) *Valuing the Value Added: The role of Housing Plus in creating sustainable communities*; London: Housing Corporation

Williams, P. & Whitehead, C. (2015) Financing affordable social housing in the UK; building on success? *Housing Finance International*; Summer 2015 pp. 14-19

SHAPING HOUSING FUTURES –DISCUSSION PAPER

[Institutional Reform](#)

[Modern Institutions](#)

Background

Session 3 X on day 2 is concerned with the need for new or reformed institutions and the role they could play in developing a sustainable housing policy for housing. This is an opportunity to combine academic work in this area (institutional and new institutional economics, property rights, the economics of regulation and the analysis of financial mechanism and bodies – all with reference to [housing](#)), along with policy and practice experience and insight from our three nations (and also reflecting divergence across the UK and federal systems).

This short note seeks to set the topic in context and seeks agreement over the main questions and issues we will explore in the session. Roger Wilshire from Places for People will be speaking in this session so we need to align the topic with what he wishes to speak about and ensure that they complement each other.

Context

A reasonable first question is which institutions are we focusing on? There is a potentially long list of such bodies relevant to housing. Here, we focus in on finance/subsidy, regulation and wider role/diversification – as they apply to a fairly broad definition of non-profit housing (encompassing diversification into market renting, affordable renting, care homes, employment and community enterprise or developmental roles). The broad institutional framework includes:

1. Government housing departments (or equivalent) and how they are organised with respect to funding, delivery of policy, regulation and their fit with other funding or policy streams (e.g. fiscal policies; regulation of private finance, welfare benefits, etc.).
2. The multilevel governance of housing – from national to state/provider/devolved country to region, city and locality. Where are the shared/partnership nodes and where is power more autonomous and how accountable and monitored are the different elements?
3. Looking at the economic, financial and regulatory governance of non-market housing, How is non-market housing regulated, and by whom, and what burdens, incentives and consequences are created?
4. Many other agencies and state bodies are relevant to the delivery of housing and housing-related goals for non-profits (e.g. land and infrastructure agencies; economic enterprise, regeneration companies, etc.). How are they organised e.g. are they statutorily defined, focused on a given task or able to be flexible and move with new needs and requirements?
5. How are providers organised and what influence do their trade bodies bring to bear? How are their key social and business partners organised (e.g. developers, local communities, finance providers, local government, etc.)?

A comparative assessment of these framework elements could be very worthwhile. It would be helpful also to identify what we think are the key institutions that hold back or can facilitate meaningful, sustainable policy reform. [If we as a group made recommendations relating to a modernized housing system, we may want to consider what kind of institutions such a system will need.](#)

Questions for the Meeting

So, we might ask:

- Does the current institutional arrangements in a given housing system impede or facilitate resilience and risk management by non-profit and more hybrid housing organisations?
- How stable and predictable or otherwise is the institutional arrangements for ~~non-market~~ housing?
- How will non-market housing be financed in the future and how effectively do financial mechanisms and relevant institutions combine?
- How are rationing choices made about who gets supported, how is this done and by which criteria?
- Do the relevant institutions support those non profits who would want to do so, to go beyond provision of shelter?
- In addition to asking whether institutions are efficient, flexible and appropriately structured or not, do we consider them appropriate for the future, particularly if we wish to make significant changes to housing policy?
- Do we need to move away from state-run or state-led institutions towards more enabling ones – or is that less of an issue now?
- Is there a role for institutions that might be at arms length from government and can bring together a range of expertise from different areas and have a broader array of capacities within them, ie like foundations that could receive land or charitable donations, could integrate regional concerns, could address the particular outcomes being sought by contributors and funding agencies and so forth?
- _____

What can we learn for our different nations regarding the fit for purpose or otherwise nature of our key housing institutions and what can we also learn about reform of those institutions if we are to tilt them toward bodies that will facilitate the kinds of housing policy reform desired?

In Australia, the state is offering non-profits more stock through devolving public housing to non-profits. But, they are not offering to devolve the assets. With modern non-profits, this will not work as they need to be able to leverage assets in order to grow their stock of housing. This is an example of how the state is pulling out of providing programmes to build new housing, but still controlling the assets that are needed to continue to expand. It raises another interesting question about the depth of the analytical resources policy institutions have to consider their housing systems and the effects of their policies and practices on those systems.

In the UK, by contrast, social housing regulation is similar but different across the UK in terms of its objectives but is governed in completely different ways. Nonetheless, it is highly likely that as a result of statistical reclassification of the non-profits into the public sector, that this will lead to pressures to deregulate the regulators. This is already underway in England and will surely follow after the ONS makes its decision on classification in the other three nations of the UK. This has potential implications for private sector willingness to fund non-profit housing and may also raise other questions about existing housing security. In other words, it is not the classification question per se, it is government's deregulatory response that raises the important questions.

The Session

Can we provide background based on an elaboration of these ideas, of frameworks and issues and fit with other themes, before letting Roger do his presentation and then formulate topics for discussion in the wider group?

1. Introduction to the session (KG)
2. Presentation by Roger and Q&A opportunity (RW)
3. Structured and facilitated discussion on elements of the tabled working group paper. (Led by KG)
4. Summary of key points raised and relevance to wider project (Chair).

Working Group Actions

Colleagues in the working group can assist the development of the session by:

- Commenting on the themes, questions, frameworks outlined here. What is missing, what is specifically relevant for the institutions impacting on the housing systems they operate in and perhaps facing the individual provider?
- Identifying what they recognise as the main institutional constraints impeding policy reform but also the two or three important reforms required to specific housing institutions that would make a real difference.
- Providing local and national illustrations of the key institutional policy and process issues confronting the place you have most experience of.
- Making any other relevant comments that support this theme.

I will convert these points into a final paper for the event.

KG June 8 2016

Issues and Challenges for Global Cities: A Vancouver Perspective

The Making of a Global City

- Vancouver was founded on the unceded traditional territories of the Musqueam, Squamish, and Tseil-Waututh First Nations. This legacy exists alongside the legacy of residential schools in Canada of one of tragic injustice, affecting generations of Aboriginal people to this day. As a step toward reconciliation, the City of Vancouver declared 2013 the Year of Reconciliation, hosting an Aboriginal Reconciliation Summit where participants from Aboriginal and multicultural communities came together to discuss the need to improve understanding through collaboration. In 2014, Vancouver became a 'City of Reconciliation', committed to the long-term and dedicated work needed to strengthen relationships with both urban Aboriginal residents and local First Nations.
- Vancouver hosted the 1986 World Exposition on Transportation and Communication ("Expo 86"), an event that is widely recognized as marking Vancouver's emergence as a global city. With Expo 86, came major investments in Vancouver's infrastructure, including the first of Vancouver's rapid-transit railway lines, which today carries nearly 120 million people annually across the Metro Vancouver region, and the beginning of large-scale residential development along industrial shorelines around False Creek.
- Vancouver was selected as host of the 2010 Winter Olympic Games, an event that drew a global audience to Vancouver and the surrounding area. The Games were accompanied by multi-million dollar investments in City and regional infrastructure, including the construction of a rail link between Downtown Vancouver and Vancouver International Airport and safety upgrades to the Sea to Sky Highway linking Vancouver and the Whistler resort area. The Games also drew focus on Vancouver's Aboriginal heritage, and City's the ongoing legacy of reconciliation.
- Today, Vancouver is recognized as an international gateway city, drawing hundreds of thousands of visitors each year from around to the world. Vancouver's initiatives relating to sustainable growth, infrastructure, and housing affordability have also garnered global attention as models for other cities. However, like other global cities, Vancouver faces significant challenges, some the product of its very success – such as record growth and immigration – and some the product of worldwide pressures like global capital flows and climate change.

Why Cities Matter: The Vancouver Context

Vancouver is an economic, cultural, and social hub and a driver of the regional, provincial, and national economy. People of all ages and incomes are moving to cities like Vancouver seeking economic opportunities and access to cities' social and cultural offerings. For this growth to be sustainable, we need accessible, balanced, and functional housing markets.

With the mass move toward cities come new concerns about accessibility of these communities for people of all backgrounds and means. Increasingly city-dwellers from low-income residents to middle-class families are talking about how they are under real housing stress. Cities like Vancouver are frontline actors in tackling affordability challenges, and have taken on greater responsibility for housing delivery over decades, largely downloaded from senior governments without the tools to respond. Cities have often historically made substantial land contributions to affordable housing development, but we

are now also starting to see cities adopt innovative approaches, working with the private and non-profit sector in new ways to deliver on a greater range of affordable housing goals.

Challenges in Vancouver

Metro Vancouver - a collection of cities in BC's Lower Mainland including Vancouver – is forecast to be the epicenter of housing need growth¹ in the province over the next 25 years. Over 70% of the projected growth in BC households in core housing need is expected to be in the Greater Vancouver region.²

Housing un-affordability is driving economic inequality in Vancouver. Vancouver has the highest housing prices and rents and the lowest median incomes among Canada's major cities.³ People from young families to seniors are faced with difficult choices about whether they can afford to stay in Vancouver. This is a particular challenge for renters who are displaced due to changes in market demand pressures, with increasing renovation or redevelopment of the City's aging rental housing. Tenants tend to have limited legal protection under existing landlord-tenant law and limited affordable options in their neighborhoods.

The debate regarding the context of regional and global flows of capital into the City's fast-growing housing market is also growing. The dual nature of housing as both a home and as an investment has come under scrutiny, with growing demand for policy action to address the causes and symptoms of un-affordability. Among these symptoms is the incidence of homes that are purchased as investments and not occupied or rented out, an issue that has been identified as one of particular concern for Vancouver.

Vancouver is a leader among Canadian cities in taking action to address affordability across a spectrum of housing needs, embedding innovative approaches to form, design, and policy in community plans and public benefits strategies. However, Vancouver still faces the challenge of generating public support for initiatives with community impacts, such as plans that increase density in order to facilitate affordable housing forms. There is a need for both a new conversation to be had with the public and a renewed set of partnerships with senior governments to advance solutions in the face of these challenges.

Vancouver Solutions

In seeking to ensure 'a home for everyone' the City of Vancouver Housing & Homelessness Strategy for 2012-2021 sets out three strategic goals to address rising housing affordability challenges – 1) Increase the supply of affordable housing; 2) Encourage a housing mix across all neighbourhoods that enhances quality of life; and, 3) Provide strong leadership and support partners to enhance housing stability.

¹ How we define need from an affordability standpoint: A household is considered 'housing cost burdened' if it spends over 30-35% of monthly gross income on housing costs, and extremely cost burdened if it spends over 50% of income on housing costs. This is a good indicator of how much housing stress households are under in relation to local housing market and therefore helps significantly in setting and prioritizing the nature and timing of policy and government intervention. Households spending over 50% of gross income on housing are at a significant risk of homelessness. This is one of our current best measures for determining housing need, and one that we use to develop new housing policy in our new community plan.

² BCNPHA: Projections of Rental Housing Demand and Core Housing Need: British Columbia to 2036. September 2012

³ CMHC Market Rental Housing Survey, 2015



A conceptual continuum of housing need is used to frame the City’s policy and program goal areas across the range of housing options available to Vancouver households at all income levels. This Housing Continuum extends from emergency shelters through to rental housing and homeownership.

Since creating the Housing and Homelessness Strategy in 2012, Vancouver has made significant advances toward achieving its goals across the continuum of housing needs:

- Moved over 1,000 homeless individuals into housing since 2009, with a goal to secure commitment for 600 additional beds for 2016/2017
- Made available 20 City-owned sites valued at \$250M for affordable housing development, with potential to realize 3,500 units
- Worked with Aboriginal non-profit agencies to dedicate 4 sites (~650 units) to be developed within 5 years to continue the path towards Vancouver’s Aboriginal housing and wellness
- Enabled more than 10,000 units of social housing, secured market rental and secondary rental housing through innovative incentive programs and community plans, reversing the trend of loss of secured market rental housing of previous decades.
- Protected over 52,000 units of affordable market rental, and secured critical protections for renters displaced due to redevelopment

The Way Forward: A Renewed Vancouver Agreement

Responsibility for planning and regulating Canada’s housing system is divided across its various levels of government, with Municipal, Provincial and Federal authorities playing the most conspicuous roles. However, the respective role of each level of government has changed significantly over past decades, with the federal government downloading responsibility for financing affordable housing to the provinces, and provinces facing a shrinking pool of resources to contribute across the broad spectrum of housing need. There is currently no clear delineation between the roles and responsibilities of each level of government – federal, provincial/territorial, and municipal/regional – in delivering housing and other critical infrastructure investments. Canadian cities and surrounding regions are often the first to feel the social, political, and economic repercussions of poverty and its repercussions, and in many cases are also first to respond. Cities should be recognized as leaders, and given better tools to solve these issues.

15 years ago, Canada’s federal government partnered with the Provincial and Vancouver government to create the “Vancouver Agreement” – a historic collaboration that focused investments on housing and public health in Vancouver’s Downtown Eastside community. Many of the challenges that Vancouver faces – a lack of affordable housing, homelessness, mental illness and addiction, an influx of new immigrants and refugees, poverty and the legacy of residential schools – are faced by large cities across Canada, and are especially acute in Vancouver. The time is right to renew and expand the Vancouver Agreement, and take a comprehensive approach to the issues that uniquely affect our major urban areas. Building off policy innovations in housing, community economic development, cultural belonging, and health support models can work to dramatically reduce poverty, increase health and recovery for people with mental health and addictions, and provide a stronger foundation for future generations.

From: s.22(1)
To: ["Reimer, Andrea" <Andrea.Reimer@vancouver.ca>](mailto:Andrea.Reimer@vancouver.ca)
Date: 5/23/2011 9:23:06 AM
Subject: Stop foreign investment in housing

Dear Councillor Reimer,

I am writing to ask if you will support and push for implementing regulation against foreign investment in housing in Vancouver. The reason this is important is because so many BC families simply cannot afford a home and a home is a basic necessity. Allowing foreign investment in the housing market has had a devastating impact on our Canadian families. It is literally splitting them up. For example, all three of my cousins children had to move away from Vancouver in order to afford a house. That means my cousin cannot see her children or her grandchildren. It should be noted that my cousin lives on the West Side and is considered upper middle class and her children are all highly educated. If this is happening to them, others in a lower income bracket have even less than no chance for a home. My daughter is just about to be married and there is no way she will be able to afford a home here either. We hear about Canada's commitment to reuniting immigrant families, well Canadian families need reuniting because of these sky high housing prices.

The policy of allowing foreign ownership of homes is also having a detrimental affect on neighbourhoods as non residents leave homes empty and allow the house and yards to fall into disrepair. Having houses sit empty while people go homeless or move away is not good for our society.

Housing should not be a commodity to be traded. A human being needs a home to survive. Will you push for housing to be protected for our families? I await your reply.

Kind Regards

s.22(1)

From: s.22(1)

To: "Reimer, Andrea" <Andrea.Reimer@vancouver.ca>
justin.trudeau@parl.gc.ca

Date: 5/23/2016 5:57:05 PM

Subject: Re: What is Happening in Vancouver's Housing Crisis is profoundly troubling for the future of Vancouver, but our entire nation. - Vancouver seems doomed to Canadians.

Thank you for your prompt reply.

Yes, Canadians are very concerned about what is happening here.

Wages are not keeping up with the cost of living and the price of accommodation, something has to give.

Canada cannot sustain it's economy on an artificially inflated housing market driven by foreign investment.

The BC premier keeps lauding how good our economy is. How is it strong, when all that is making money is the housing industry fuelled by global speculation?

If our economy is so strong, why do we have the lowest minimum wage in Canada? Why are wages for similar jobs so much lower here than in Toronto, Seattle and San Francisco? Why are education and health care, constantly being cut. Something is DEFINITELY not adding up!

Premier Christy Clark boasts of adding thousands of jobs in BC, but if you look at the type of jobs, you realize it's all quantity, no quality. The jobs are primarily, dead-end minimum wage, in the service industry. Part-time, no benefits, no holidays and no pension. Citizens working 3 part-time minimum wage jobs can't even afford to live here despite holding down 3 jobs. Talk about the working poor!!

Yet, Canadian citizens are constantly having their taxes and cost of living increased. Property taxes, health care premiums, car insurance, electric, gas, keeps going up and up, yet our wages have remained stagnant.

The true reflector of how the economy is doing is retail sales, paid with cold hard cash.

When people have money they shop, and that's how we measure the strength of the economy.

What we're seeing is lots of empty malls with lots of vacant stores. A much truer indication of how our economy is doing.

Strong housing sales purchased with borrowed money is a false indicator of our economy. If there were even a 1% increase in interest rates, that extra increase of \$250 a month mortgage payment would put most Canadians under. Pretty scary thought to think we could be heading for a crash similar to the U. S. 2008 collapse.

The government has purposely kept interest rates at a historically record low rate because they are well aware if it were raised, the economy could collapse and put Canada in crisis.

All levels of government need to work together to prevent this from happening.

Global investors have no loyalty to Canada. If there is a downturn in the economy, they'll pull their money out of Vancouver as quick as they can, and invest somewhere else.

Who'll be left to bail out the banks? Yes, the Canadian taxpayers. We'll lose our homes, jobs and be expected to pay for our government's mistake as they refused to in put in safeguards to prevent this from happening.

When you have a real estate market that doesn't serve the local economy, you have to start asking who is it serving?
The average price of a detached home in Vancouver is nearly 15 times the average income of most people who live and work in the city. If you're living and paying taxes in B C, and you're buying property, that's fine.

The concern is the people who don't live here, aren't paying taxes, who are buying properties and driving up values artificially. Canadians are asking our government, "Why are global land speculators allowed to control the Canadian housing market?"

MacLean's Magazine: May 9th, 2016 - China is Buying Canada: Inside the New Real Estate Frenzy

<http://www.macleans.ca/economy/economicanalysis/chinese-real-estate-investors-are-reshaping-the-market/>

"If the flow starts in a clandestine way there is no way to regulate it at the other end," says David Mulroney, former Canadian ambassador to China, adding that **every time he spoke to university students in China he was asked whether it was true Canada is a haven for Chinese fraudsters. "We have no idea where the money is coming from, how it was sourced—all of it contributes to an alarming lack of awareness in the local real estate markets,"** says Mulroney, current president of St. Michael's College at the University of Toronto.

Others point to countries like Australia, which requires foreign purchases to be vetted by its foreign investment review board and approved only if they contribute to the creation of new housing stock. A similar approach has been proposed for the U.K.

Financial advisors have been warning of this for the past couple of years. It's not IF the bubble bursts, but WHEN.

What has our government done to protect hard working, tax paying Canadians and Canada's NATIONAL interests? ABSOLUTELY NOTHING!

Please continue to press all levels of government to restrict foreign investment.

Thanks you for your time and concern.

Regards,

s.22(1)

On May 23, 2016, at 4:06 PM, Reimer, Andrea <Andrea.Reimer@vancouver.ca> wrote:

s.22(1)

I appreciate you writing and the frustration. The City has been trying to get the provincial and federal government's attention on this for quite some time and finally they seem to be paying some notice. While we've been able to do quite a bit on areas within our control we are completely powerless to regulate anything that would require knowing the nationality of the seller as we don't even have access to this information. The federal government appears to be taking some notice and we are expecting at least data from them so we have some idea of how much it is impacting the market place.

We do know that speculation from locals has created land value escalation for quite a number of years and that,

coupled with the end of support for new rentals federally and the stripping of protections for renters provincially has largely driven the lack of affordability. It is our hope that for whatever they do to curb foreigner speculation, they also tackle these root causes.

Andrea

Councillor Andrea Reimer | City of Vancouver
Chair, Standing Committee on Policy and Strategic Priorities
p: 604-873-7241
e: andrea.reimer@vancouver.ca
a: 453 W 12 Ave Vancouver, BC V5Y 1V4
t: [@andreareimer](https://twitter.com/andreareimer)
f: www.facebook.com/CouncillorAndreaReimer

From: s.22(1)
Sent: Monday, May 23, 2016 11:09 AM
To: mngD.Minister@gov.bc.ca; Reimer, Andrea; thomas.mulcair@parl.gc.ca
Cc: Robertson, Gregor; justin.trudeau@parl.gc.ca; rich.coleman.mla@leg.bc.ca; rona.ambrose.c1@parl.gc.ca
Subject: What is Happening in Vancouver's Housing Crisis is profoundly troubling for the future of Vancouver, but our entire nation. - Vancouver seems doomed to Canadians.

Okay Politicians, it's high time to do something about this and take action! - **Quit ignoring Canadians and start protecting Canada's NATIONAL interests!!!**
Restrict foreign ownership!

Vancouver seems doomed these days. A bloated real estate bubble shows no sign of deflating. **The province, feds and city are all unwilling or unable to halt a worsening housing crisis, driving thousands of renters (including myself) to flee the city before getting evicted again. Some voices still maintain that any discussion of offshore money is nonsense or racist, as if to try to cauterize a public debate we desperately need to have.**

The accusation of racism is like kryptonite to most Canadians -- we pride ourselves on living in one of the most welcoming countries in the world. But the tsunami of offshore money now flooding into this city has nothing to do with race -- **it's about class.**

To our disgrace, Vancouver has over 1,700 fellow humans either living on the streets or in emergency shelters. The City of Vancouver has done good work to try and make a dent in this shameful situation, but overall numbers are up about nine per cent between 2013 and 2015. **The latest homeless count has not yet been made public, but local shelters report recent numbers "through the roof." According to Jeremy Hunka from the Union Gospel Mission, "We've never seen so many people come to us for such a prolonged period."**

Rampant housing speculation also undermines Vancouver's Greenest City goals. What is green about **demolishing** over 1,100 homes a year? Or creating a commuter class travelling as far away as Comox? Exploding property values also erode hard-won **progress** the city has made building social and affordable housing. Real estate value in Greater Vancouver **swelled** by an eye-popping \$89 billion last year -- equivalent to 37 per cent of the entire province's GDP. **That massive influx of money is swamping every comparatively puny policy tool the city has at its disposal.**

Other writers have documented what is driving this housing bubble. Vancouver is just one of dozens of potential destinations for the global elite to park their wealth, in what experts call the "hedge city" phenomenon. This is by no means limited to one particular country, but China is a pertinent example. Over 3.6 million nouveau riche millionaires in Mainland China are understandably anxious to get their wealth into jurisdictions with less corruption, pollution and economic instability.

Our discounted currency makes this capital flight even more attractive. **And in typical Canadian fashion, our assets and resources are often handed over with minimal government scrutiny or local benefit. B.C. does not require property purchasers to declare what country they pay their taxes in.**

And recent media accounts suggest a role of [organized crime](#) in the lucrative land rush.

A presumed rationale for Victoria having such a hands-off approach is the easy money the province gets from property transfer taxes. Even here, we are getting comparatively little. Last year, B.C. collected \$266 million from Vancouver real estate sales, **which is only 0.3 per cent of the \$89 billion in increased assessed value in 2015.**

With such absent, ineffective or incompetent public oversight, why wouldn't offshore buyers flood into Vancouver's housing market? **These investors are obviously not concerned about a potential crackdown from Victoria, Ottawa or any city hall.**

They might, however, be concerned if a co-ordinated group of concerned folks took up residence on their front lawn or master bedroom -- particularly if it made front-page news overseas.

What is happening here is profoundly troubling not only to the future of Vancouver, but our entire nation. Global forces are driving both unstable property speculation in our largest cities, and increasing social divisions -- a situation likely only to [worsen](#) as climate change proceeds apace. Unless governments act, perhaps the rest of us should.

Mitchell Anderson is a freelance writer based in Vancouver and a frequent contributor to The Tyee. Find his previous articles for The Tyee [here](#).

From: "[Reimer, Andrea](mailto:Andrea.Reimer@vancouver.ca)" <Andrea.Reimer@vancouver.ca>
To: s.22(1)
Date: 4/1/2016 1:50:40 PM
Subject: Re: We have got to do something Now!!

Funny

Councillor Andrea Reimer
Chair | Policy and Strategic Priorities
City of Vancouver
p: [604-873-7241](tel:604-873-7241)
e: andrea.reimer@vancouver.ca
a: [453 W 12 Ave Vancouver, BC V5Y 1V4](https://www.google.com/maps/place/453+W+12+Ave+Vancouver,+BC+V5Y+1V4)
t: [@andreareimer](https://twitter.com/andreareimer)
f: www.facebook.com/CouncillorAndreaReimer

On Apr 1, 2016, at 3:32 PM, s.22(1) wrote:

I just found this press release. Can't believe you will allow this. We need to do something!!

Press release; Trump Emerald City April 1st 2016

Mystery developer revealed for Jericho lands. It has just been confirmed that Trump Enterprises has been the secret bidder on the Jericho Lands. Mister Trump was not available due to prior commitments of campaign. One of his representatives was able to confirm they were the successful bidders. When questioned about their plans, we were informed that the details were still being worked out and depended on campaign promises yet to be made. Donald said that it was a "Terrific deal for everyone". We were advised that they were attracted to the property due to its size as largest piece of urban land available for development in North America. The ridiculously high prices of new homes, 24% annual increases in real-estate and lack of foreign controls was right up the bombastic Trump's alley.

They were encouraged to partner with the indigenous people of the area. This suited the Donald as it will open the doors for building a 2000 seat Casino on the site. He cited the wild west style of the Vancouver Real Estate board as another attraction, allowing him the freedom to do as he wishes with multiple offers. Plans include a large wall around the whole site to provide the highest level of security. It is not confirmed, but it is believed that the Canadian government will be paying for this wall.

When questioned about the plans it was revealed that the development will only be for American citizens. Trump is concerned that Americans living in Canada and especially Vancouver are being exposed to pot smokers, Muslims, Latinos and living in a tolerant social

environment with free healthcare. Trump sees this as a first step in making “Americans great again” by removing them from Canadians and the rest of the real world safely behind a wall with their guns and apple pie. This development will be a model for other cities. It is believed talks are underway for Toronto, Calgary and Moose Jaw as well as international locations in England and Europe.

We contacted David Ebby for comment but he was unable to speak. We mean truly unable to speak. He stood dumbfounded eyes wide stammering “ butwhat....no....how...no”. We assume that, Ebby, a strong advocate for housing reform will not be supporting the project. Mayor Robertson was contacted for comment and reported, that he was sold on the project when he heard the project will be connected to the Point Grey bike route. He added that he had convinced Trump support Vancouver’s greenest city initiative. Trump agreed and all the buildings will be at least 80% green on the exterior cladding, he even agreed to call it the Emerald city development. Christy Clark was contacted for comment but was unable to comment as negotiations were still underway, She added they would get comments from citizens once the deal was complete. Justin Trudeau was surprised that we contacted him, as it was not one of his Liberal promises so it was of no concern to him. He did say something about “sunny ways” but no one knows what that means.

When asked if they were concerned about any backlash while getting approvals, their comment was “ sorry, we are talking about Canadians they are too nice to give us any problems” So there it is Trump Emerald City USA coming to Vancouver April 1st 2016.

--

s.22(1)

s.22(1)

--

s.22(1)

s.22(1)

--

s.22(1)

s.22(1)

From: s.22(1)
To: "Reimer, Andrea" <Andrea.Reimer@vancouver.ca>
Date: 4/11/2016 10:14:25 PM
Subject: Re: Vancouver Empty Houses in the Point Grey Area

Hi Andrea,

Thank you for your time in reading and answering my e-mails. I have written many e-mails about money laundering to the provincial and federal government and I never heard any response from them. I feel that our federal and provincial government doesn't really care since HOT money into Canada will boost the economy and help them balance their books. In a way, I have given up on them and therefore, I have recently launched an e-petition on foreign investment/Vancouver housing market just a few days ago and I am hoping this will grab their attention. See

link: <https://petitions.parl.gc.ca/en/Petition/Details?Petition=e-281>

Many of my colleagues have been driven out of the city. Some are owners and some are renters. Many of my friends still live with their parents since they cannot afford to buy a place or rent a place on their own. I find that many of my high school friends that still live with their parents in their mid-late 30's now live in their parent's basement suite so therefore, there are less rentals available in detached houses. This type of data cannot be collected however, maybe a survey would help.

Regards,

s.22(1)

From: Reimer, Andrea <Andrea.Reimer@vancouver.ca>
Sent: April 11, 2016 7:35 AM
To: s.22(1)
Subject: RE: Vancouver Empty Houses in the Point Grey Area

Hi s.22(1)

Thanks for this.

We are using the best data we can get out hands on but if the province and federal governments were more engaged, they have access to better data. However it does lead to a question about how one defines empty home and how one comes up with the definition. But if we had the provincial and/or federal data we could at least have that info.

In terms of "foreigners", we have no way of knowing what the country of residence and/or citizenship of the owners is. We've asked the provincial and federal government to provide this data but they have failed to do so to daye. There was an interesting release last week from CMHC that indicated foreign buyers in Vancouver were the same ratio as other parts of Canada but I haven't seen the methodology.

On the issue of money laundering, the City has passed on concerns received from residents that we receive to the VPD and the federal government. The City itself has no legal jurisdiction to access any of the information we would need to in order to substantiate the claims of residents.

The upshot of all this is that I would strongly encourage you to direct advocacy to the provincial and federal governments. Part of the challenge that I've observed is that the City bears close to 100% of the brunt of the Province and Feds failing to act, and has roughly the inverse power to affect any change (close to none) on issues related to foreign ownership or allegations of cross border money laundering.

In terms of your colleagues that are being driven out, are they owners?

a

Councillor Andrea Reimer | City of Vancouver
Chair, Standing Committee on Policy and Strategic Priorities
p: 604-873-7241
e: andrea.reimer@vancouver.ca
a: 453 W 12 Ave Vancouver, BC V5Y 1V4
t: [@andreareimer](#)
f: www.facebook.com/CouncillorAndreaReimer

From: s.22(1)
Sent: Monday, April 11, 2016 12:26 AM
To: Reimer, Andrea
Subject: Re: Vancouver Empty Houses in the Point Grey Area

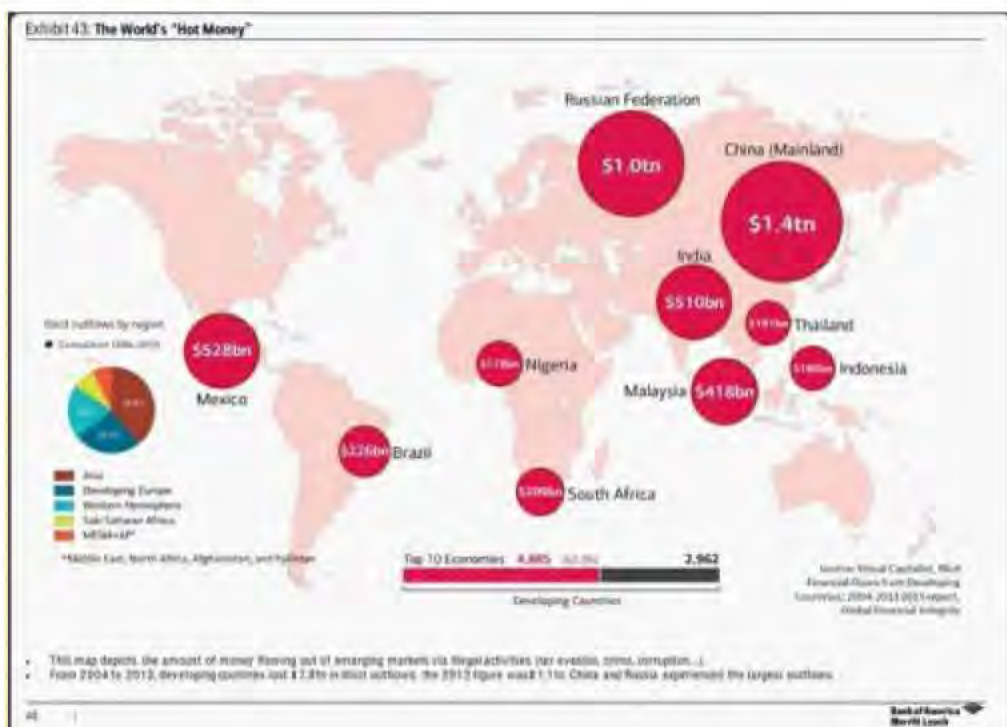
Hi Andrea,

Thank for responding back to me. I have looked into the empty house research. I find that the data on the empty condos are probably fairly accurate in my opinion however, I doubt the empty detach house of 1% is accurate. I feel many houses on the west side sit empty. Every time I watch the news or read an article, it appears that many residence who still live in the area complain about empty houses in their neighbours yet the Empty houses data does not support that. You would think that if you live in a house on the west side and it is being occupied, you would see your neighbours once in a while; you would see a car drive up to the garage; you would see lights on during the night but you don't. The empty house data is calculated based on the non heating months which are from June to Sept. That being said, I took a drive last week to meet a friend of mine studying at UBC. After meeting him and going back home, I couldn't help but notice how little cars were parked on the street and how few lights were turned on yet the landscaping of these houses seem to be cut and clean. I remember when my old BCIT architectural professor told me once these houses on the west side were empty but there are maids and landscapers that take care of the house. Then it all made sense to me. Many of these houses on the west side are taken care of by landscapers and maids. They also run electricity. Furthermore, many current residents on the west side claim that sometimes owners are there 1-2 months of the year. Now given Vancouver's warm weather in the summer, the likelihood of foreigners having a vacation to Vancouver is June - Sept. and therefore, I find that empty house data on single detached houses is flawed. I don't think there can ever be an accurate data on single detached houses.

I feel that the city should be looking into money laundering as Vancouver seems to be known as the king of money laundering in China. I am shocked that the federal government, provincial and municipal government, Fintrac and the Canadian Banks have turned a BLIND EYE on this. China only allows each individual to withdraw \$50k US per person per year. If this is the case, shouldn't Fintrac and the government be looking into this as most of these houses on the west side are being purchased from people in China. To me, this is an obvious red flag and locals are being hurt by this. China has known to laundered 1.4 trillion dollars per year and I am sure some of this money has hit the Vancouver Real Estate Market. This is the reason why the housing market continues to soar. Many of my colleagues are upset and are driven out of the city. Vancouverites deserve better.

Regards,

s.22(1)



From: Reimer, Andrea <Andrea.Reimer@vancouver.ca>
Sent: April 11, 2016 2:44 AM
To: s.22(1)
Subject: RE: Vancouver Empty Houses in the Point Grey Area

Thanks for the link s.22(1) Have you had a chance to read the empty homes research?

a

Councillor Andrea Reimer | City of Vancouver
 Chair, Standing Committee on Policy and Strategic Priorities
 p: 604-873-7241
 e: andrea.reimer@vancouver.ca
 a: 453 W 12 Ave Vancouver, BC V5Y 1V4
 t: @andreareimer
 f: www.facebook.com/CouncillorAndreaReimer

From: s.22(1)
Sent: Sunday, April 10, 2016 5:13 PM
To: Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim
Cc: justin.trudeau@parl.gc.ca; premier@gov.bc.ca; bill.morneau@parl.gc.ca
Subject: Vancouver Empty Houses in the Point Grey Area

Dear Mayor and city councillors,

Here is a recent video of all the empty houses in the west side of Vancouver's Point Grey area. I would like to know has these houses been taken in account to the empty house data? See link:

<http://vancouver.sun.com/news/local-news/vancouver-filmmaker-captures-historical-emotional-character-of-abandoned-point-grey-mansions>



Vancouver filmmaker captures historical, 'emotional character' of abandoned Point Grey mansions

vancouver.sun.com

For the past nine months, Corbie Fieldwalker has been entering abandoned multimillion-dollar properties with a DSLR camera and drone to shoot them from every angle he can, before they're gone...

Regards,

s.22(1)

From: ["Reimer, Andrea" <Andrea.Reimer@vancouver.ca>](mailto:Andrea.Reimer@vancouver.ca)

To: ["McNaney, Kevin" <kevin.mcnaney@vancouver.ca>](mailto:kevin.mcnaney@vancouver.ca)

["Louie, Raymond" <Raymond.Louie@vancouver.ca>](mailto:Raymond.Louie@vancouver.ca)

["Jang, Kerry" <Kerry.Jang@vancouver.ca>](mailto:Kerry.Jang@vancouver.ca)

Date: 4/20/2016 12:47:37 AM

Subject: RE: SF Chinatown

Thanks Kevin. I did see it. The tech thread is an interesting one. Long standing issue in the Bay Area that is roughly the same level of reality to hysteria as the foreign owners debate here.

a

Councillor Andrea Reimer | City of Vancouver
Chair, Standing Committee on Policy and Strategic Priorities
p: 604-873-7241
e: andrea.reimer@vancouver.ca
a: 453 W 12 Ave Vancouver, BC V5Y 1V4
t: [@andreareimer](#)
f: www.facebook.com/CouncillorAndreaReimer

From: McNaney, Kevin
Sent: Tuesday, April 19, 2016 8:26 AM
To: Louie, Raymond; Jang, Kerry
Cc: Reimer, Andrea
Subject: FW: SF Chinatown

In case you haven't seen this article that is circulating...

From: s.22(1)
Sent: April 16, 2016 7:36 PM
To: s.22(1)
s.22(1) Au, Wendy <wendy.au@vancouver.ca>
Subject: SF Chinatown

Here's an article on VOA:

Tech Boom Spurs Latest San Francisco Rent Hikes
<http://www.voanews.com/content/tech-boom-spurs-latest-san-francisco-rent-hikes/3284201.html>

PLEASE NOTE IN THE ARTICLE:

Chinatown fights back

This battle has been fought before, as residents of Chinatown resisted encroachment by the city's financial district in the 1970s.

[The International Hotel](#), home to hundreds of Philippine and Chinese American residents, was slated to make way for a high-rise development. Residents refused to leave and were forcibly evicted by the local sheriff's department.

The hotel was torn down, but the Catholic archdiocese worked with community groups to create affordable housing on the site.

Activists worked with city hall to create a plan, according to Malcolm Leung, deputy director of the Chinatown Community Development (CDC) Center, which owns and manages 26 properties in San Francisco, providing affordable housing to 3,000 low-income families and seniors. He stands on the roof of the 15-story complex,

pointing to the densely packed buildings of Chinatown, and the towering financial services buildings around them.



A view of Chinatown in San Francisco, California, April 6, 2016. (M. O'Sullivan/VOA)

“Chinatown exists to this day because that 1986 plan in essence protected Chinatown, restricted heights in the neighborhood. It restricted the kinds of uses in the neighborhood, and that's really what made sure that developers were disincentivized from buying these buildings up,” he said.

On April 6, Oakland halted for three months residential rent hikes on its older housing stock. San Francisco activists want a similar moratorium to help vulnerable renters.

Sasha Magee, an IT specialist for the U.S. government and a housing activist in his spare time, says measures like these will help residents with low incomes who live in older housing.

“Those are the folks who are getting most hurt by the crisis right now,” he said.

Activists say there are no easy solutions to the pressures of expansion, and Chinatown itself faces continuing pressures as land prices and rents soar in and around San Francisco.

From: "[Reimer, Andrea](mailto:Andrea.Reimer@vancouver.ca)" <Andrea.Reimer@vancouver.ca>
To: "[Jen Hazell](mailto:jen@talkshopmedia.com)" <jen@talkshopmedia.com>
Date: 4/27/2016 10:29:51 AM
Subject: RE: RED Talks looks to inject new insights and ideas into Vancouver's real estate discourse

Hi Jen,

Thanks for the invite. It looks really interesting but unfortunately I am already over-committed with events that weekend.

A

From: Jen Hazell [<mailto:jen@talkshopmedia.com>]
Sent: Wednesday, April 27, 2016 9:04 AM
To: Reimer, Andrea
Subject: RED Talks looks to inject new insights and ideas into Vancouver's real estate discourse

Hi Councillor Reimer,

I hope this finds you well! Vancouver is a city that loves to talk about real estate, for better or worse, with conversations generally revolving around issues of unaffordability, and connectivity. On **May 10th at Vancouver's Playhouse Theatre**, the second annual [RED Talks](#) is inviting the city to engage in a proactive and insightful conversation about the topics that impact our city's liveability, and the future of Vancouver. The goal is to bring together bright industry minds from across North America to give talks that are idea focused and on a wide range of subjects, to foster learning, inspiration and opportunity.

This year, Vancouver welcomes the most successful real estate and development celebrities, and innovators from across Canada and the US to share their international experience on the issues and concepts that impact our city now and into the future.

Speaker topics include:

- How we can make housing more affordable for all
- How to breathe life into compact urban space
- Importance of public spaces being spaces of engagement and connectivity
- Building a city and communities where people want to live

Doors open at 4:30pm for drinks and canapés, with presentations set to begin at 6:00pm.

If this is of interest, please RSVP to this email to receive your e-ticket required for admission into the event.

Jen

Jen Hazell Account Associate

office: [604.738.2220](tel:604.738.2220)
mobile: 778.968.2411
email: jen@talkshopmedia.com

1498 West 5th Avenue
Vancouver, BC V6H 4G3
www.talkshopmedia.com
Follow us on Instagram @TalkShopMedia



From: s.22(1)
To: "[Reimer, Andrea](mailto:Andrea.Reimer@vancouver.ca)" <Andrea.Reimer@vancouver.ca>
Date: 3/28/2016 4:49:33 PM
Subject: RE: Demolishing Homes on the Westside-3875 West 27th Avenue, Vancouver-Vanishing Vancouver

Yes, running data on the different housing problems will hopefully help stop what is happening with housing market in the City of Vancouver.

s.22(1)

From: Reimer, Andrea [<mailto:Andrea.Reimer@vancouver.ca>]
Sent: Monday, March 28, 2016 3:43 PM
To: s.22(1)
Subject: Re: Demolishing Homes on the Westside-3875 West 27th Avenue, Vancouver-Vanishing Vancouver

Of course. Living and particularly being a renter in Vancouver, it's hard to miss the challenges of the housing market over the last 30 years. Having the governments who have the ability to get the data make it available will help inform a better discussion on how to move forward.

Councillor Andrea Reimer

Chair | **Policy and Strategic Priorities**

City of Vancouver

p: [604-873-7241](tel:604-873-7241)

e: andrea.reimer@vancouver.ca

a: [453 W 12 Ave Vancouver, BC V5Y 1V4](#)

t: [@andreareimer](#)

f: www.facebook.com/CouncillorAndreaReimer

On Mar 28, 2016, at 3:27 PM, s.22(1) wrote:

Hi Andrea,

Thank you for your reply. All of the background information I sent you proves that citizens and residents are upset and fed up with how homes, heritage or otherwise are being demolished at an alarming rate in Vancouver neighbourhoods and foreign ownership is part of the problem. Maybe there is a bit of presumption and speculation, but the public is reacting to what they are hearing and witnessing.

Thank you,

s.22(1)

From: Reimer, Andrea [<mailto:Andrea.Reimer@vancouver.ca>]
Sent: Sunday, March 27, 2016 10:39 PM
To: s.22(1)
Subject: RE: Demolishing Homes on the Westside-3875 West 27th Avenue, Vancouver-Vanishing Vancouver

Thanks s.22(1) appreciate you taking the time to provide this background. There is indeed alot of presumption and speculation out there in media, social media and online. It's interesting to see in your email how it echoes across different platforms. Looking forward to seeing some data when the provincial and federal studies are available.

Andrea

Councillor Andrea Reimer | City of Vancouver
Chair, Standing Committee on Policy and Strategic Priorities
p: 604-873-7241
e: andrea.reimer@vancouver.ca

a: 453 W 12 Ave Vancouver, BC V5Y 1V4
t: [@andreareimer](#)
f: www.facebook.com/CouncillorAndreaReimer

From: s.22(1)
Sent: Sunday, March 27, 2016 10:14 PM
To: Reimer, Andrea
Cc: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Robertson, Gregor
Subject: RE: Demolishing Homes on the Westside-3875 West 27th Avenue, Vancouver-Vanishing Vancouver

Hi Andrea,

In regards to providing you with studies that used real data showing how foreign money is changing the essence of neighbourhoods in the City of Vancouver, I don't have any official studies, just a variety of media outlets and attached Demolition Stats, the latter, which came from the City of Vancouver and was provided by John Mackie of The Vancouver Sun newspaper.

You are probably aware of the Facebook page called Vancouver Vanishes, which since 2013 has dedicated to cataloguing hundreds and hundreds of character homes that have been demolished in Vancouver. With each demolition comes many comments of people who are sickened by what's happening to these homes in our neighbourhoods.....

[Kim](#) to [Vancouver Vanishes](#)
[March 23 at 9:42pm](#)

Is this what's happening: the city has decided that Strathcona along with parts of Mt. Pleasant and western Kits will be preserved as heritage while other neighbourhoods are thrown to the wolves? The rate of destruction in Pt. Grey, Dunbar and Kerrisdale now means there will be nothing to show of this city's domestic, middle class past from the years between the two World Wars. Nothing. Perhaps a block or two that have escaped by happenstance and nothing more. Oh, sorry: the Dorothies on 41st and the Hobbit house on King Ed. Isn't that called tokenism? Should we be thankful?

Below are comments regarding a recent demolition.....

Address: 2775 West 38th Avenue
Built: 1913
First Owner: Elsie May Wise
Status: DEMOLISHED

[Cheryl](#) Two reasons about the home:

- 1. These overseas buyers are parking their financial assets in real estate and other investments outside their home country (which we can guess for most buyers, is Mainland China).*
- 2. The value of land in Vancouver exceeds the price of most houses. These 'tear down' buyers think they are 'enhancing' the land's value by building a large and glitzy-looking new house worthy of the land price.*

Notice I said 'glitzy-looking.' These buyers go for the cheapest materials possible for the new build. As someone else in this group pointed out sometime back, they're building particleboard palaces, the palatial outward appearance of which belies the cheap materials used.

Perception is everything.

[Melissa](#) |Cheryl I don't want to know thisit makes it worse.

[Like](#) · [Reply](#) · [4](#) · [March 24 at 4:45pm](#)

[Carolyn Kristy](#): (1) to launder money, and/or (2) to recreate a new city based on their own culture and values, here....? Those are my best guesses.

[Like](#) · [Reply](#) · [6](#) · [March 24 at 7:17pm](#) · [Edited](#)

[Carolyn Melissa](#): sadly, what Cheryl said is reality. You can read all about it in the newspapers every day, and it's all here: <https://www.facebook.com/ForeignInvestmentVancouverRealE.../>

[Foreign Investment in Vancouver Real Estate](#)

Another Facebook posts to our Heritage family home on 3937 West 31st that was demolished earlier this month received 280 comments....

[Karen](#) So very sad to see " our past Canadian culture, architecture, traditions, landscapes....disappearing a break neck speed !!

[Like](#) · [Reply](#) · [March 12 at 9:21amz](#)

[Diana](#) Vision Vancouver is ruining our beautiful city!

[Like](#) · [Reply](#) · [1](#) · [March 12 at 12:55pm](#)

[Sandy](#) why are we allowing our Heritage to be torn down and demolished????....no more tearing down, just remodeling pls!!!!

[Like](#) · [Reply](#) · [March 13 at 8:50pm](#)

[Lori](#) foreign buyers buy homes; heritage or just rebuilt (2yrs remodeled) and demolishing them.

Another social media outlet is another Facebook Page called Foreign Investment in Vancouver Real Estate...<https://www.facebook.com/ForeignInvestmentVancouverRealEstate/?fref=ts..>

The following newspaper links supports my take on the demise of our neighbourhoods and I have taken snippets of people's opinions from the following newspaper articles.

- 1) <http://www.theglobeandmail.com/news/british-columbia/vancouver-house-buying-frenzy-leaves-half-empty-neighbourhoods/article27056534/>

- **Long-time resident of Dunbar expresses her concerns of a disappearing community.....**

*Ms. Cullen shares an older character house with her husband and teenage children in a westside Vancouver neighbourhood. It has become a prime area for real estate investment by **wealthy foreign buyers** – some of whom are nowhere to be seen, she said.*

“Lots of people are not home. Lots of houses are empty. Sold to the highest bidder,” said Ms. Cullen, an administrator at the University of British Columbia.

Their modest houses are now worth upwards of \$2-million as tear-downs. Ms. Cullen and others, including Jan Kidnie, said their families would trade some of that equity to get their neighbourhood back.

She is among several long-time residents speaking out in growing numbers about their fear that their community is disappearing.

- 2) http://www.huffingtonpost.ca/2016/02/08/vancouver-real-estate-teardown-adera_n_9188474.html

- **Even Councillor Adrienne Carr was interviewed at the Adera Street protest and again supports my feeling that the essence of neighbourhoods are changing for the worse...**

Vancouver Coun. Adrienne Carr said the practice of tearing down homes to replace them with bigger ones is adding to rising home prices in the city

Tearing down the Adera Street mansion will affect the neighbourhood, she said, because larger homes that tend to replace older properties sit empty as investments. That in turn dampens the vibrancy of communities and leads to low enrolment in local schools.

This is a snowballing process that is really changing the very fabric of the social life and the physical landscape that makes Vancouver so unbelievably precious,” she said in a Global interview.

- 3) <http://www.theglobeandmail.com/life/home-and-garden/real-estate/the-problem-with-vacant-homes-amid-vancouvers-real-estate-boom/article20945702/>

- This piece in the Globe and Mail discusses how vacant homes, which eventually leads to demolished homes and then to building bigger homes is impacting local businesses in the neighbourhood of Dunbar....

Empty houses are bad for neighbours, and they're especially bad for business

West side neighbourhoods such as Dunbar and Kerrisdale are feeling the effects of the massive housing transformation around them, says David Wachsmuth, an urban geographer who arrived in Vancouver a month ago. As houses are purchased to only stand empty, the spin-off problems are slowly making their way through communities. Empty houses are bad for neighbours, and they're especially bad for business. Without foot traffic, how is a mom-and-pop shop to survive?

Vancouver's empty-house syndrome is caused by speculation, or treating houses as commodities, without regard for community livability.

"Absentee landowners pay property tax, but that's a fraction of the tax base and also all the community and business opportunities – all the things that matter for the economic vitality of the city." Studies have shown there is a correlation between people who buy big houses and their tendency to travel by car to shopping malls and big box retailers, says Mr. Wachsmuth. "There are a whole host of factors that correlate with empty houses and demolitions."

- 4) John Mackie provided this demo story
http://www.vancouversun.com/Demolition+season+Vancouver/10869241/story.html?__lsa=0fb1-07b6

The owners had been holding on to the home because it had belonged to their parents, but decided to sell rather than do repairs. And when houses like this are sold on the west side, Gustin said "95 per cent" are going to be demolished, because the new wave of Asian buyers want new, not old. -

Gustin is a lifelong Vancouverite, and is sad at the way west side neighbourhoods are being razed.

"I love this city, it's a beautiful city, and it's changing in a way I'm not really happy with, but I can't change it," he said.

- 5) <http://www.vancourier.com/opinion/soaring-property-assessments-destroying-vancouver-1.2150483>

The unintended social consequences of what is taking place in Vancouver sees people being priced out of a market in a town where they grew up and where their parents and their grandparents could afford housing on a modest salary.

No joy there. It is just evidence of a system that is unregulated to the point of being socially destructive.

- 6) <http://www.theglobeandmail.com/report-on-business/economy/housing/the-real-estate-beat/foreign-investors-avoid-taxes-by-buying-real-estate-in-canada/article26683767/>
<http://www.petefry.ca/vancouver-urbanism-history/vancouver-vanishes-vision-vacillates>

As Gold goes on to report, interviewing builder builder Jake Fry [no relation], "[It is] the commodification of housing, which is the antithesis of building a community, laying down roots, and creating density, if that's the goal. In other words, you don't see much street hockey happening in neighbourhoods that are used as land banks. There aren't many people. You are not adding housing... Generally, you are decreasing the density when you put in these big homes."

- 7) <http://www.cbc.ca/beta/news/canada/british-columbia/vancouver-real-estate-town-hall-1.3495168>

Sutherland says she's also concerned about the empty houses on her street. "People aren't living in there and connecting to the community, and that's what we need — we need vibrant communities," she said.

Radio Spots

- 1) https://soundcloud.com/cknw/reality-check-vancouver-real-estate-insanity?utm_source=soundcloud&utm_campaign=share&utm_medium=facebook

- Please listen to Reality Check's, Bruce Allen commenting on "ghost neighbourhoods" in this radio spot.

When my parents moved our family to Dunbar, they wanted to raise their family in nice home, in a pleasant neighbourhood where residents took pride in the neighbourhood and were invested in working hard to take care and maintain their ownership of a character home for a long time. We connected with other neighbourhood families, my siblings and I hung out with the neighbourhood kids, and later on babysat neighbourhood children. We played different sports at Dunbar field, played tennis at the tennis courts, took Gymnastics classes and dance classes at the Dunbar Community Centre. We enjoyed being able to walk to all the amenities that our neighbourhood had to offer, such as Stong's grocery store, the local drug store, borrowing books from Dunbar library, Bank of Montreal, local bakery, transit buses, and when we got older we enjoyed eating at Dunbar Pub, which is where our older sister worked when she was of legal age. We never saw a vacant house and rarely was a house for sale, if we did, it was a big deal, now it's become commonplace.

I will let you know if the MLA and the Premier responds to my emails.

Thanks taking time to read my emails.

Regards,

s.22(1)

Thanks s.22(1) I haven't actually seen any studies using real data that point to the conclusions you're outlining. Could you please share the links or names? I would love to see them!

It would also be great to see what reply you get from the Province. They haven't seen very interested in the issue on the multiple approaches we've made but perhaps they treat constituents differently.

Andrea

I appreciate you replying to my email. I have since emailed MLA Andrew Wilkinson the same email. I don't know for sure if the house on 3875 West 27th Avenue is owned by foreign buyers, but studies have shown that the outrageous house prices are out of reach for the majority of locals and it is known that longtime residents appreciate and value these homes, the mature landscaping, and wouldn't think of tearing them down in order to build a bigger home. The posts seen on 'Vancouver Vanishes' Facebook page as well as other social media outlets, newspaper articles etc. support that the influence of foreign money is changing the essence of neighbourhoods and city. It is a sense of loss and something needs to change regarding the rezoning and regulations for foreign ownership.

From: Reimer, Andrea [<mailto:Andrea.Reimer@vancouver.ca>]

Sent: Wednesday, March 23, 2016 12:22 PM

To: s.22(1)

Subject: Re: Demolishing Homes on the Westside-3875 West 27th Avenue, Vancouver-Vanishing Vancouver

Thanks s.22(1) I haven't actually seen any studies using real data that point to the conclusions you're outlining. Could you please share the links or names? I would love to see them!

It would also be great to see what reply you get from the Province. They haven't seen very interested in the issue on the multiple approaches we've made but perhaps they treat constituents differently.

Andrea

Councillor Andrea Reimer

Chair | **Policy and Strategic Priorities**

City of Vancouver

p: [604-873-7241](tel:604-873-7241)

e: andrea.reimer@vancouver.ca

a: [453 W 12 Ave Vancouver, BC V5Y 1V4](https://www.google.com/maps/place/453+W+12+Ave+Vancouver,+BC+V5Y+1V4)

t: [@andreareimer](https://www.instagram.com/andreareimer)

f: www.facebook.com/CouncillorAndreaReimer

On Mar 23, 2016, at 11:27 AM,

wrote:

Hi Andrea,

I appreciate you replying to my email. I have since emailed MLA Andrew Wilkinson the same email. I don't know for sure if the house on 3875 West 27th Avenue is owned by foreign buyers, but studies have shown that the outrageous house prices are out of reach for the majority of locals and it is known that longtime residents appreciate and value these homes, the mature landscaping, and wouldn't think of tearing them down in order to build a bigger home. The posts seen on 'Vancouver Vanishes' Facebook page as well as other social media outlets, newspaper articles etc. support that the influence of foreign money is changing the essence of neighbourhoods and city. It is a sense of loss and something needs to change regarding the rezoning and regulations for foreign ownership.

Thank you,

s.22(1)

From: Reimer, Andrea [<mailto:Andrea.Reimer@vancouver.ca>]

Sent: Tuesday, March 22, 2016 4:54 PM

To: s.22(1)

Subject: RE: Demolishing Homes on the Westside-3875 West 27th Avenue, Vancouver-Vanishing Vancouver

Thanks for the note s.22(1) What did your MP say when you sent them a note? As you likely know, foreign ownership rules are not under the control of the City. Also curious as to how you know that the new owners are foreign owners.

Thanks for any info you can provide!

Andrea

From: s.22(1)

Sent: Tuesday, March 22, 2016 3:25 PM

To: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Robertson, Gregor

Subject: Demolishing Homes on the Westside-3875 West 27th Avenue, Vancouver-Vanishing Vancouver

Importance: High

Dear Mayor and Councillors,

I am writing in regards to another wonderful, charming home that has met the fate of being demolished. Please see my Facebook posts regarding the home on West 27th, that with the help of the right investors, had infinite design possibilities for modern living. The regulations regarding foreign ownership should be that foreign money cannot purchase a current home and only with government approval, can they purchase a new home, bare land or redeveloping.

Thank you,

s.22(1)

Address: 3875 West 27th Avenue

Built: 1945

First Owner: Joseph A. Boucher, Salesman, K.J. Preiswerck, Importers and Exporters, and wife Patricia

Status: DEMOLISHED

<image001.jpg>

[Like](#) · [Reply](#) · [23 hrs](#)

<image002.jpg>

s.22(1)

How utterly sad. It's like a war zone

<image003.jpg>

[Like](#) · [Reply](#) · [23 hrs](#)

<image002.jpg>

s.22(1)

The bay window is such a lovely detail. Where is the sense of building a strong community for now and generations to come when the value of such a charming house is torn down.

From: ["Reimer, Andrea" <Andrea.Reimer@vancouver.ca>](mailto:Andrea.Reimer@vancouver.ca)

To: ["Marion Jamieson" s.22\(1\)](mailto:Marion.Jamieson@s.22(1))

Date: 4/19/2016 1:27:16 PM

Subject: RE: Agenda Item #2: Affordable Housing Pilot Program Report

Thanks for this Marion. I appreciate the comprehensive background on which you are basing your recommendation. I will take the time to read through the research you've referenced tonight,

Unfortunately by the time I got the invite to David's presentation I already had made commitments to several other events. I do follow his public statements quite closely and presumably if he's done some peer reviewed research he will be releasing it along with the methodology which would be a welcome next step in the debate.

Andrea

Councillor Andrea Reimer | City of Vancouver

Chair, Standing Committee on Policy and Strategic Priorities

p: 604-873-7241

e: andrea.reimer@vancouver.ca

a: 453 W 12 Ave Vancouver, BC V5Y 1V4

t: @andreareimer

f: www.facebook.com/CouncillorAndreaReimer

From: Marion Jamieson [s.22\(1\)](mailto:Marion.Jamieson@s.22(1))

Sent: Tuesday, April 19, 2016 12:07 PM

To: Stevenson, Tim; Reimer, Andrea; Meggs, Geoff; Robertson, Gregor; Louie, Raymond

Subject: Agenda Item #2: Affordable Housing Pilot Program Report

April 19, 2016

Dear Mayor & Council:

Re: Report on the Affordable Home Ownership (AHO) Pilot Program

The Upper Kitsilano Residents Association (UKRA) has reviewed the staff report on the Affordable Home Ownership Pilot Program and has a number of grave concerns. We strongly oppose the goal of this program and urge Council NOT to give its approval. The following outlines our objections:

A. Flawed Assumptions

1) Supply and Demand

a) The unstated subtext in this report is that there are not enough dwellings and if more dwellings were built in Vancouver, prices will come down. This assumption is regularly reported in the media, but in June 2014 the CAC Policy and Housing Affordability Review, commissioned by the City stated that there is more than ample supply.

- Over the last 5 years, the City has approved rezonings faster than the new capacity is being used.

- The City has sufficient capacity in existing zoning and approved community plans to accommodate over 20 years of supply at the recent pace of residential development.

This report did not consider the considerable increase in zoned capacity represented by the sale of

the Jericho Lands and other lands that have come on stream since 2014.

However, even though Council has approved an average of 5,068 new dwellings per year over the last five years and an average of almost 6000 for the last two full years (just about double what we actually need), according to the City's own estimates) prices last year jumped an average of 20%. These numbers indicate that supply has no effect on prices

b) UBC Geographer, Dr. David Ley's research shows that price increases are clearly linked to foreign investment. His recent study: Global China and the making of Vancouver's residential property market describes how massive amounts of capital have moved across the Pacific and how this capital has been the main driver for increases in real estate prices. He concludes his study by saying, "Wealth generated in asset hotspots in a deregulated globalised economy can generate huge public revenues as well as private returns. The convergence, even without collusion, of private and public sector property interests in BC creates immense momentum that preclude meaningful policy responses to inequities that include excessive housing unaffordability, precarious mortgage indebtedness and disillusioned out-migration. The default housing policy position (of both the municipal and provincial governments) has become minimal response and the cultivation of ignorance concerning actual trends. In this neo-liberal policy environment, community costs assume the status of acceptable collateral damage".

We invite the Mayor and Council to hear more about Dr. Ley's research at the Upper Kitsilano AGM/Town Hall meeting on April 27, 7 PM at St. James Square, Main Hall. His research shows clearly that the assumption that building greater density will cause housing prices to fall is baseless and that, unless our housing market is protected through regulations, policy responses such as the IRP/AHO will further degrade communities while failing to increase affordability.

2) Building Affordability is Possible in the Current Market

a) The second faulty assumption is that a selling price 20% below market is affordable for "moderate income, working households". To support this assumption, the report blurs the difference between the price of new builds & existing condos. Through juxtaposition, Figure 2. Comparison of Housing Costs Along the Housing Continuum suggests that this policy will make home ownership affordable at \$2000/mo, only slightly higher than the \$1950/mo market rents in new buildings. But the difference between renting an average existing condo at \$1500/mo & the price of buying a newly built 2 bedroom condo at \$2700/mo is \$660/mo plus strata fees, taxes and upkeep which is a large amount for low and middle income earners. And unless our housing market is protected through regulations with teeth, prices will continue to increase at 20%/year, neutralizing any discounts.

b) The IRP/AHO policy is ostensibly designed to provide a supply of new 3 bedroom units ("small house/duplexes, traditional row houses, stacked townhouses and courtyard row houses") throughout the City to serve families. But the economic rationale is based on average prices of existing 2 bedroom condos. So the report's comparison of renting an existing 2 bedroom condo and buying a newly built 3 bedroom "small house/duplex, traditional row house, stacked townhouse or courtyard row house" is like comparing apples & oranges. All 3 bedroom units in Vancouver sell for about \$1.1 million or more. If they were to come under the new "affordable" rezoning policy or be sold at 20% below market price, they would still be unaffordable at \$880,000. The report's calculations are also based on buyers having a 10% down payment or \$88,000, which is a lot of money to have saved for a family if it were currently paying \$3000/mo to rent 3 bedrooms at current average salaries. So average families would still pay a mortgage of \$4,606/mo, plus strata fees, taxes and upkeep, for which they would need an annual income of at least \$165,816/yr or more than double the average annual family income in Vancouver of \$80,000.

c) While these calculations clearly show that even at 20% off, ground-oriented housing cannot be made affordable in Vancouver's unregulated housing market, Map 1: Locations of sites that can be considered under the Affordable Housing Choices Interim Rezoning Policy shows that about 75% of the areas identified for the program would be rezoned for 3.5 story ground oriented housing. As it will be impossible to build "affordable" ground oriented housing for moderate income, working households, especially on the West side, there is likely to be pressure for the City to allow condos instead of, or as well as, ground oriented housing, which is already taking place with Cressey's development in the Cedar Cottage neighbourhood under the IRP policy.

B) Lack of Consultation

The IRP/AHO policy would bring about a radical change to residential neighbourhoods. It ignores the Community Visions that have been developed with in-depth input from neighbourhoods and imposes a draconian transformation of the City irrespective of neighbourhood character or needs. It is less a policy than a city-wide plan that is being moved forward without proper planning and in the complete absence of consultation with affected neighbourhoods. While this extreme make-over of residential areas is being carried out without consultation with affected communities, the report indicates that further expansion of the program is to allow for consultation with the development industry. This top-down approach is one that we had very much hoped the City was getting away from and we trust that Council will put the brakes on this ill-advised initiative.

C) Conflicts with Character House Review

The proposed rezoning to allow 3.5 - 6 story multiplexes would lead to outsized developments on what are now single family lots. The areas proposed for rezoning covers a large portion of the City, including many areas where there are character houses and older apartment buildings. If this policy were to be implemented we can expect to see a massive increase in destruction of these older homes and apartment buildings. After having these areas identified in this report, there will be more developer attention and interest that will further alienate older homes from retention options. We are especially concerned that the IRP/AHO policy is being brought forward at the same time as the Character House Zoning Review (CHZR) is underway. In Upper Kitsilano, implementation of the IRP/AHO policy would eliminate over 1/3 of the older homes that might otherwise be protected under zoning changes from the CHZR. We have put a great deal of time and effort into contributing to the CHZR but the two initiatives appear to be working at cross purposes.

D. Summary

We urge Council not to approve the goals of this policy report or to support further development of the AHO/IRP policy concept. This concept will not prevent the collateral damage that results from massive amounts of capital that have moved, and continue to move across the Pacific: unaffordability, precarious mortgage indebtedness and disillusioned out-migration. It will only serve to further destabilize and fragment our residential neighbourhoods. Instead, staff should be directed to develop effective measures to stop the root causes of unaffordability using the City's existing powers.

Yours truly,

[cid:34E74F4F-756B-42FE-8598-82964047C728@vc.shawcable.net]

Marion Jamieson

Director

Upper Kitsilano Residents Association



From: s.22(1)
To: "Reimer, Andrea" <Andrea.Reimer@vancouver.ca>
Date: 4/25/2016 3:52:57 PM
Subject: Re: "Affordable Home Ownership Pilot Program" and upzoning in Kits

The map from the 2012 report of the potential sites that could be upzoned to accommodate the new affordable housing plan voted on by Council on April 20, included as Appendix

A <http://council.vancouver.ca/20160420/documents/cfsc2.pdf>

s.22(1)

s.22(1)

On Mon, Apr 25, 2016 at 3:48 PM, Reimer, Andrea <Andrea.Reimer@vancouver.ca> wrote:

Why was what referred to? I'm sorry I'm not understanding what the "it" is in this sentence

a

From: s.22(1)

On Behalf Of s.22(1)

Sent: Monday, April 25, 2016 3:47 PM

To: Reimer, Andrea

Subject: Re: "Affordable Home Ownership Pilot Program" and upzoning in Kits

So then why was it referred to in the Council motion dated Apr 20, relating to the new program? This is what has raised a lot of red flags for people.

<http://council.vancouver.ca/20160420/documents/cfsc2.pdf>

s.22(1)

s.22(1)

s.22(1)

On Mon, Apr 25, 2016 at 3:43 PM, Reimer, Andrea <Andrea.Reimer@vancouver.ca> wrote:

As I said, there is no upzoning on the table so it sounds like we're on the same page.

a

From: s.22(1) **On Behalf Of** s.22(1)

Sent: Monday, April 25, 2016 3:43 PM

To: Reimer, Andrea

Subject: Re: "Affordable Home Ownership Pilot Program" and upzoning in Kits

Hi Andrea;

I should hope that there will be a lot of public consultation, especially in regards to any upzoning. I'm not comfortable with the fact that a 6 storey building could potentially be built on Cornwall, obstructing the views of residents to the south, in order to accommodate this new program. This seems like overkill. Given that the policy already exists, than it's difficult to see how we'll be able to stop this via a public consultation.

Cheers,

s.22(1)

s.22(1)

s.22(1)

On Mon, Apr 25, 2016 at 3:36 PM, Reimer, Andrea <Andrea.Reimer@vancouver.ca> wrote:

Hi s.22(1)

Ok. Appreciate your concerns although given that there is no upzoning, and no new pilot program, I'm not really sure what to do with them.

The one thing the actual report did do was commit the city to quite a lot of consultation before any change was made so perhaps that's an opportunity for you to raise concerns about this hypothesized possibility that CVN has created.

Thanks for writing.

Andrea

From: s.22(1) **On Behalf Of** s.22(1)
Sent: Monday, April 25, 2016 3:16 PM
To: Reimer, Andrea
Subject: Re: "Affordable Home Ownership Pilot Program" and upzoning in Kits

Hi Andrea;

No, I haven't read the original report. And. the fact that this policy has been in place since 2012 doesn't alleviate my concerns. I don't recall hearing about it at the time, but I know that City Hall Watch raised concerns about it. And it appears not much has been done about it to date as far as implementing it.

The upzoning aspect has recently come to my attention, via the Coalition of Vancouver Neighbourhoods letter to Council date April 18, 2016. http://coalitionvan.org/letters/cvn_letter_council_affordable_home_ownership/

It seems that the City will now consider implementing this upzoning for it's "Affordable Home Ownership Pilot Program", which includes all of Cornwall and Macdonald and parts of 4th Ave, Broadway and Arbutus.

All of the concerns that I expressed in this regard apply.

Thanks,

s.22(1)

s.22(1)

s.22(1)

On Mon, Apr 25, 2016 at 3:05 PM, Reimer, Andrea <Andrea.Reimer@vancouver.ca> wrote:

This referenced policy has been in place since 2012. It is neither new nor an upzoning.

Have you had a chance to read it or the report this recommendation is redacted from?

Councillor Andrea Reimer

Chair | Policy and Strategic Priorities

City of Vancouver

p: [604-873-7241](tel:604-873-7241)

e: andrea.reimer@vancouver.ca

a: 453 W 12 Ave Vancouver, BC V5Y 1V4

t: [@andreareimer](https://www.instagram.com/andreareimer)

f: www.facebook.com/CouncillorAndreaReimer

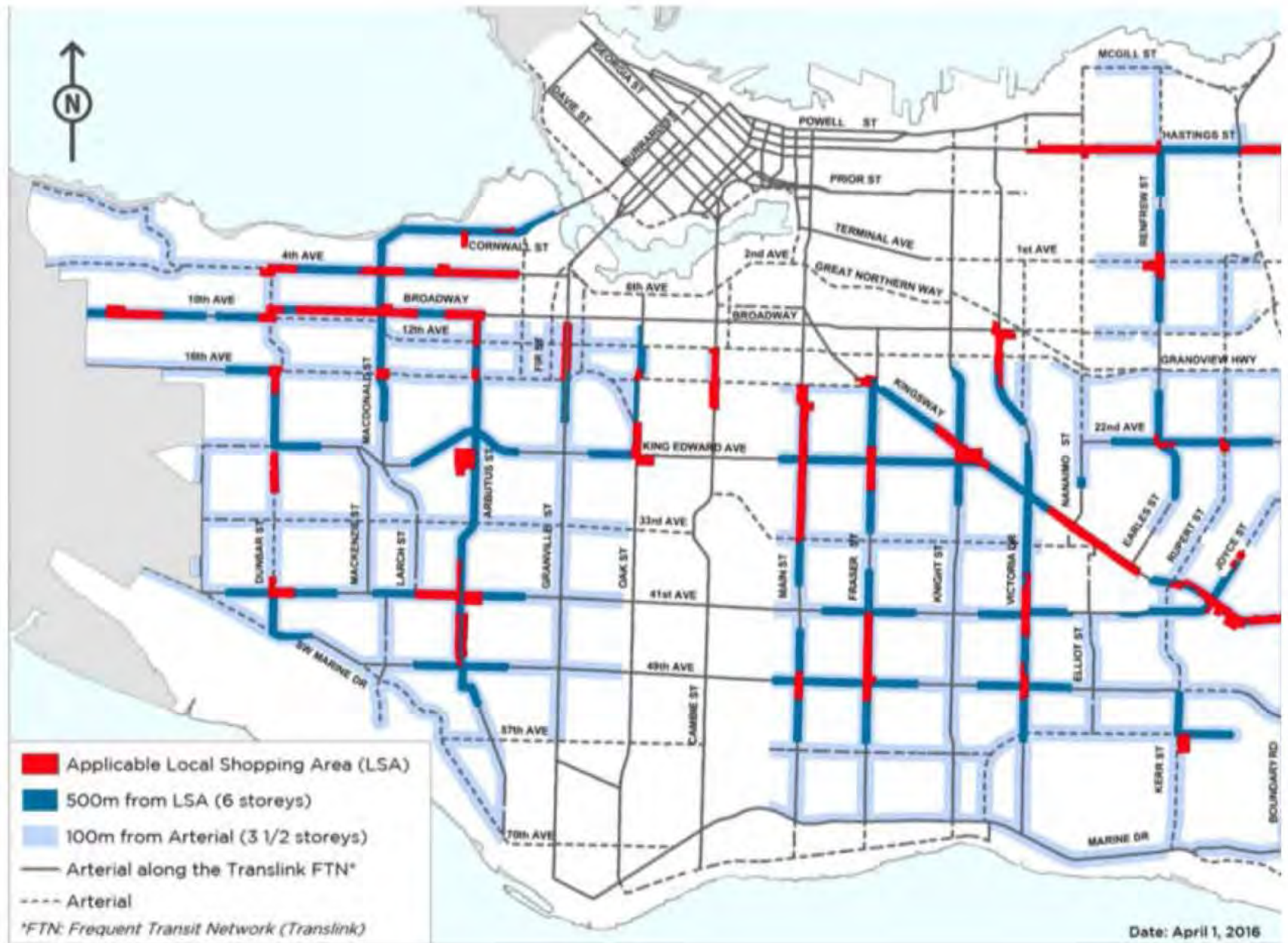
On Apr 25, 2016, at 3:00 PM, s.22(1) wrote:

Hi Andrea;

And how do you explain the following:

THAT Council approve the updated Administrative Bulletin in Appendix A to provide greater clarity on the requirements for applicants under the Interim Rezoning Policy for Affordable Housing Options.

From the report to Council for meeting dated April 20, 2016: Affordable Home Ownership Pilot Program <http://council.vancouver.ca/20160420/documents/cfsc2.pdf>



CityHallWatch has covered the Interim Rezoning Policy since day one, when we produced our own maps to show the implications of a couple lines buried in a staff report to Council in October 2012. It was only after we pointed out the implications that the media started covering the issues.

ALERT: CityHallWatch reveals impact zone of Mayor Task Force on Housing Affordability recommendations (Part I – upzoning to 3.5 storeys 100 m each side of arterial roads) <https://cityhallwatch.wordpress.com/2012/10/02/impact-zone-mayor-housing-task-force/>

s.22(1)

s.22(1)

On Mon, Apr 25, 2016 at 2:21 PM, Reimer, Andrea <Andrea.Reimer@vancouver.ca> wrote:

Hi s.22(1)

Thanks for the letter. There was no "upzoning" proposed for, and thus none approved, for Kits or any other neighbourhood.

Andrea

Councillor Andrea Reimer

Chair | Policy and Strategic Priorities

City of Vancouver

p: [604-873-7241](tel:604-873-7241)

e: andrea.reimer@vancouver.ca

a: 453 W 12 Ave Vancouver, BC V5Y 1V4

t: [@andreareimer](https://www.instagram.com/andreareimer)

f: www.facebook.com/CouncillorAndreaReimer

On Apr 25, 2016, at 12:04 PM, s.22(1) wrote:

Dear Mayor Gregor and Council;

I was greatly distressed to read about the possible upzoning of major streets in Kitsilano under your "Affordable Home Ownership Pilot Program" to either 3.5 or 6 storey structures, as outlined in the following:

<https://cityhallwatch.wordpress.com/2016/04/18/cvn-questions-changes-to-interim-rezoning-policy/>

As a long time Kits resident, renter and filmmaker, I remember fighting against high rises in Kits in the 70s. I can't believe that we will have to fight a version of this battle all over again.

I'm particularly concerned about the upzoning of Arbutus, 4th Ave, Broadway, Cornwall and Macdonald and the affect that 6 storey buildings on these streets will have on our neighbourhood. For instance, 6 storey buildings all the way along Cornwall will not only hugely inflate already inflated property values along this corridor, but will obstruct views and light for the properties south of Cornwall and east and west of Macdonald. If allowed along 4th and Broadway, views and light will also be obstructed for properties south of these streets and our communities will feel "boxed in". Even the upzoning along 16th to 3.5 stories will have a major impact on views and light.

And of course what is all of this rezoning going to do help with rising and overly inflated property values and the accompanying rises in property taxes? Last year the property taxes along 4th Avenue, between Balsam and Burrard increased between 37% - 50%.

And with the increased density in the area, where will people shop? Already small local businesses are being forced out because of rising property taxes and rents. And what will happen to renters such as myself who will no longer be able to afford to stay in Kits as more and more rental accommodation gets bulldozed for expensive condos many of which are sold to absentee foreign owners. Currently we pay \$1090.00 for a very small one bedroom, with a

great view and a garden. My partner ^{s.22(1)} and I have lived here for 20 years. How much longer will we be able to stay? Where would we move to that we can afford on our pensions, and what we make as filmmakers? \$1600 for a 1 bed is certainly NOT affordable for us, and for many renters in the city. Buying a condo in one of these proposed 6 storey buildings is not within our budget, or the budget of most Kits renters. This is NOT affordable housing!

I've attached a couple of photos of our view from our top floor apartment in a 100 + year old house with 4 rental suites . As you can see we have a 3 storey rental apartment building north of us, the Wellington. Can you imagine this building at 6 stories? Of course it will obstruct our view! And we are the highest house in our area of Kits. Imagine what it will do the views of houses not so high? There are many houses and 3 storey apartments in this area that will lose their views if this upzoning goes ahead.

I can't imaging what the staff and Council are thinking of. It's one of the most idiotic plans by the City in a long time. Even worse than putting a bike lane through Kits Beach and Hadden Park or building a seawall on the Kits/Point Grey Foreshore. Furthermore, there has been NO public consultation on this! Please reconsider these misguided and ill-considered plans.

I fully support the Coalition of Vancouver Neighbourhoods (CVN)"s position in this regard as outlined in their letter to you dated April 18, and quoted below, but in particular "These areas, especially for 6 storeys, as proposed encroach into RS, RT and RM zones, putting heritage, character and older affordable rentals and owner-occupied units at risk of demolition. It also conflicts with the Heritage Action Plan and the Character House RS Review that are in process."

http://coalitionvan.org/letters/cvn_letter_council_affordable_home_ownership/

While we support solving the housing affordability crisis, we are opposed to the goals of the Affordable Home Ownership Pilot Program in its present form. This staff report proposes making significant changes to the Vancouver Charter as well as major potential changes to land use in expanded areas tied to many arterials on a citywide basis without adequate public consultation. This raises major concerns.

We request that Council not approve in principle the goals of the Affordable Home Ownership Pilot Program, as described in this report. Instead, we suggest the following:

1. Withdraw the report and refer it back to staff to include a robust consultation process with affected neighbourhoods based on collaboration;
2. Include the approved CityPlan Community Vision directions, where they are in place, and which would be implemented on a local community basis;
3. Complete the Heritage Action Plan and Character House RS Zoning Review first, before considering any proposed new or expanded pilot programs that will affect zoning;
4. Remove proposed 6 storey and development projects in RS, RT and RM zones unless supported in local area plans; and
5. Expand Rate of Change protection in C2 and RT zones to protect existing rentals.

Lack of process: This proposal has been brought forward without any community consultation or notification. Further, any anticipated future expansion of the program is proposed to require only development industry and related stakeholders being consulted and includes no

requirement for community consultation. This is in contradiction of the city's stated goals to create a more collaborative relationship with the community.

Location of development: The map included in the report (below) indicates significant areas where 3.5 storeys and/or up to 6 storeys of development could be located. These areas, especially for 6 storeys, as proposed encroach into RS, RT and RM zones, putting heritage, character and older affordable rentals and owner-occupied units at risk of demolition. It also conflicts with the Heritage Action Plan and the Character House RS Review that are in process.

[Map of Planned Areas Affected]

This proposed Pilot Program is an amendment to an existing one, the Interim Rezoning Policy for Increasing Affordable Housing Choices (IRP). The existing program has mainly focused on rental projects. Now that home ownership, mainly strata, is being focused on, and broader areas have been identified for development in this report, there will be increased developer attention and activity. Of further concern is that the previous requirements that pilot projects be located no less than 10 blocks apart appears to have been removed.

Many neighbourhoods have large site developments with potential to provide new multifamily ground oriented development, such as the Jericho Lands, without the loss of existing older rentals and character buildings. What best suits each area should be determined on an individual neighbourhood basis.

Affordability objectives: The economics of the proposed Charter changes will not reasonably increase affordability. The program is proposed to provide housing at 20% below market rate purchase values, but recent real estate prices are going up 15% to 25% in one year. Thus, new projects priced at last year's already excessive prices, will still be too expensive to make any relevant improvements to affordability.

In some neighbourhoods, especially on the west side, building new ground oriented housing for families is very unlikely to be affordable as described in the report. Conversely it is anticipated that increased land use stimulated by this program would further inflate land values. Adaptively reusing existing character houses with secondary suites and infill is the most accessible way to build more affordable units both for owners and renters. Purpose-built secondary suite rental units also aid home ownership as mortgage helpers and provides much needed, low cost rental housing.

In conclusion: Again, we strongly advise Council not to approve the goals of the Affordable Home Ownership Pilot Program as proposed and instead make the changes described above

Sincerely,

Larry Benge, Co-Chair

Dorothy Barkley, Co-Chair

On behalf of the Coalition of Vancouver Neighbourhoods

Member Groups of the Coalition of Vancouver Neighbourhoods

Arbutus Ridge Community Association

Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions

Cedar Cottage Area Neighbours
Chinatown Action Group
Citygate Intertower Group
Community Association of New Yaletown
Crosstown Residents Association
Downtown Eastside Neighbourhood Council
Dunbar Residents Association
False Creek Residents Association
Grandview Woodland Area Council
Granville Burrard Residents & Business Association
Joyce Area Residents
Kitsilano-Arbutus Residents Association
Kits Point Residents Association
Marpole Oakridge Community Association
Norquay Residents
NW Point Grey Home Owners Association
Oakridge Langara Area Residents
Raycam
Residents Association Mount Pleasant
Riley Park/South Cambie Visions
Shaughnessy Heights Property Owners Association
Strathcona Residents Association
Upper Kitsilano Residents Association
West End Neighbours Society
West Kitsilano Residents Association
West Point Grey Residents Association

Attachment

From the report to Council for meeting dated April 20, 2014:

Affordable Home Ownership Pilot

Program<<http://council.vancouver.ca/20160420/documents/cfsc2.pdf>>

s.22(1)



s.22(1)



<View1Kits1stTrafalgar.JPG>

<View2Kits1stTrafalgar.JPG>

From: s.22(1)

To: gregor.robertson@vancouver.ca <'gregor.robertson@vancouver.ca'>

Date: 3/13/2016 10:34:20 PM

Subject: FW: Facebook Posts - 'Vancouver Vanishes' - 3937 West 31st, Vancouver

Hi Andrea,

Thank you for your reply. My sister and I regret not being able to share our story during the Shaughnessy public hearings, but we both live and work on Vancouver Island and hope to attend more of the public policy processes in the future. We have been hearing about the sky rocketing house prices and the demolishing of homes in Vancouver for the last few years; however, growing up in in Dunbar and living in the recently demolished house on 3937 West 31st, has impacted my sister and I on a personal level and we want our voices heard. In response to what happened to 3937 and other heritage homes, the outcry of negative posts on the "Vancouver Vanishes" Facebook page, the documentation of demolished homes on the 'Demolishing Dunbar' blog, and the recent article in The Sun and Province newspaper, which was subsequently circulated to some newspapers across the country and some other websites (see below) shows that we and other concerned citizen's hope that these pre 1940 Vancouver homes are saved from the dreaded 'wrecking ball.' These beautiful and unique homes located in charming neighbourhoods' are paying the price for the foreign money (money laundering, tax evasion etc.) that is infesting and taking over our once idyllic City.

1) National Post:

<http://www.24news.ca/the-news/canada-news/206165-this-vancouver-heritage-house-was-marketed-as-a-dream-home-in-2012-now-its-being-demolished>.

[This Vancouver heritage house was marketed as a dream home in 2012. Now it's being demolished](#)

Category: [Canada News](#)

Published Thursday, March 3, 2016

National Post

2)

<http://www.ottawacitizen.com/business/Demolition+century+Vancouver+home+worth+million+2012/11757994/story.html>

3)

4)

https://www.reddit.com/r/vancouver/comments/48pwgg/demolition_for_century_old_vancouver_home_worth/

5) <http://news.usa.extra.hu/latest/demolition-for-century-old-vancouver-home-worth-2498-million-in-2012>

Thanks for listening.

Regards,

s.22(1)

From: Reimer, Andrea [<mailto:Andrea.Reimer@vancouver.ca>]

Sent: Sunday, March 13, 2016 12:36 AM

To: s.22(1)

Subject: RE: Facebook Posts - 'Vancouver Vanishes' - 3937 West 31st, Vancouver

Thanks for the email s.22(1) regret you weren't able to share your story during the Shaughnessy public hearings over these past many months. I was surprised that a strong majority of residents who communicated to Council about HCAs were vehemently opposed. We soldiered on and created it as it was an outcome of a stakeholder consultation on heritage but it's been surprising to see how few just regular residents are willing to participate in public processes

that would advance ideas about heritage protection. The social media discourse is interesting for sure but it doesn't seem to translate into action at public policy processes. Hope that changes at some point.

Andrea

Councillor Andrea Reimer | City of Vancouver
Chair, Standing Committee on Policy and Strategic Priorities
p: 604-873-7241
e: andrea.reimer@vancouver.ca
a: 453 W 12 Ave Vancouver, BC V5Y 1V4
t: [@andreareimer](https://www.instagram.com/andreareimer)
f: www.facebook.com/CouncillorAndreaReimer

From: s.22(1)
Sent: Saturday, March 12, 2016 4:51 PM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim
Cc: s.22(1) provletters@theprovince.com; jmackie@postmedia.com
Subject: Facebook Posts - 'Vancouver Vanishes' - 3937 West 31st, Vancouver

Dear Mayor Robertson and Councillors,

This is our response to many other posts about our family home that was demolished and featured on 'Vancouver Vanishes' Facebook page and in the March 3, 2016 issue of The Province paper. Please reference Vancouver Vanishes website to see the outpouring of anger, sadness, frustration, and distrust of the City of Vancouver, developers, and realtors. As well as, support and appreciation for a 100 year old character home that should have been saved.

s.22(1) I am s.22(1) and we are still reeling from our childhood home being demolished, as we were naive to think the Heritage 'B' status gave it protection. Where is the sense of preservation, community, future generations, and the environment. Yes we have wonderful memories but this wonderful neighbourhood is being destroyed by the 'demolition disease.'



My sister s.22(1)



Recent picture

s.22(1) This was our family home for 20 years.....we have many years of fantastic memories. We are still in shock....our parents knew character homes and worked hard to buy this home and raise us. That "upper" balcony was off our parent's bedroom...we spent many years sun tanning, and taking in the view of our neighbourhood. That cherry tree must have come much later...but it's pretty just the same. I have attached an old photo of our beloved family home. Shame on you Vancouver that another family will never enjoy this fantastic home...we feel blessed that we did. We will never forget this.

September 1971



[Like](#) · [Reply](#) · [7](#) · [13 hrs](#)



[Vancouver Vanishes](#) *Oh! So beautiful! Thank you for posting this. I'm sorry for your loss.*

[Like](#) · [Reply](#) · [3](#) · [5 hrs](#)

Please change the laws and the zoning regulations that ensures that the City of Vancouver takes responsibility for protecting and preserving these heritage homes and not relying on the homeowner's to apply for designation status. These neighbourhoods' should fall under historic districts.

This fight is real and until new bylaws are in place, we will continue fighting for what is right.

Thank you,

s.22(1)

From: ["Cresswell Walker" <cress@cresswellwalker.com>](mailto:cress@cresswellwalker.com)
To: ["Reimer, Andrea" <Andrea.Reimer@vancouver.ca>](mailto:Andrea.Reimer@vancouver.ca)
Date: 4/4/2016 8:31:12 AM
Subject: Distribution of Wealth

Good morning Councillor Reimer!

It was a pleasure to meet you yesterday in the workshop on Reclaiming Hope. May I continue to call you Andrea? I imagine you are up early with jet lag, and I hope you found a good night's sleep at least.

Our work group on the Distribution of Wealth went on to have some fun with this topic. This, of course, is no small issue and it was a challenge to drive down to particular sub-issues we could as a group move into action around, as non-violent social activists. (I must say here that I have never thought of myself as a social activist, but now that I have, it fits!)

I will leave it to David Diamond to share with you all the initiatives of our workgroup, however, I have volunteered to bring one of our group's issues up with you directly, namely; foreign investment in private residential real estate in Vancouver and its inflationary effect on housing costs. May we please have your assistance in doing our research homework with the City of Vancouver (as step one of a social activist process)?

Here are our questions for you and the City of Vancouver regarding foreign investment in private residential land:

1. What is Council's formal position on this issue with respect to petitions to the Provincial and Federal Governments? Resolutions?
2. What work is the City doing directly to address this issue within its sphere of authority?
3. What goals/objectives/policies has the City set?
4. I would guess there is already a standing committee, commission or other city advisory body addressing this issue for City Council, would you please put our group in touch with them?

Thank you for your assistance on this great topic!

On another subject, as you know from our conversation, I am personally looking for a project/work/contract through which I can make a contribution, with the City of Vancouver or otherwise. I know municipal leaders and advocates such as yourself are great connectors. I know you will pass on my name if you meet someone who may be interested in me. As I mentioned, I am particularly interested in engagement work, as a bridge between my first career as a Professional Planner and my present work as a facilitator, coach and organisational effectiveness consultant.

It feels presumptuous to lay so many requests before you! And I trust they will be received in the spirit of community leadership and advocacy!

Again, nice to meet you and thank you in advance again for your help.

Cheers

Cresswell

Cresswell Walker
+1 604 562 0221 (Canada)
cress@cresswellwalker.com
www.cresswellwalker.com