

City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	Opinion	s.22(1)		s.22(1)	No	Vacant home tax	<p>Received via email.</p> <p>I agree that vacant properties should face higher taxes, as long as there is a valid way to determine their level of vacancy. But IMO this should be a revenue-neutral exercise.</p> <p>I would like the proceeds to go towards a reduction in the ppty tax rate paid by fully-rental buildings whose \$rent/square foot is below the average for the city district where they are. Or use whatever similar metric you can access. The point being ...</p> <ol style="list-style-type: none"> <li>1) to reduce the conversions of rental ppty into condos</li> <li>2) to help owners of older building needing repairs who cannot access their huge unrealized capital gains without selling.</li> <li>3) to promote the creation of rental buildings offering below-average rents.</li> <li>4) to reduce the use of privately owned condos for rentals - this is a poor substitute for rental buildings.</li> </ol>	
Mayor & Council	Opinion	s.22(1)		s.22(1)	No	Vacant home tax	<p>Email submission: "I feel like the empty homes tax is ineffective to achieving what you want - which is making the city more affordable and generating some income to help create more affordable homes. Don't you think that you would be able to make a larger impact by adding a tax for everyone who owns property here but do not pay income taxes in Vancouver/BC? Doesn't this capture all the foreign home owners who do not help at all but get to enjoy all of the benefits of being a resident in Vancouver/BC? If they contribute to CPP/EI then that's a pretty good indicator they are a member of our society. The check would be so simple, no need for self-reporting. Sure it would be harder to set-up but why are you thinking about a short-term solution that just feels like a knee-jerk reaction? This is not actually an incentive to rent their homes out which would be more of a headache than to just pay the tax."</p>	
Mayor & Council	Opinion	s.22(1)		s.22(1)	No	Vacant home tax	<p>Subject: Self Reporting on Vacant House Tax will definitely NOT Work</p> <p>You must all close ALL loopholes, or the Abuse will never Stop</p>	
Mayor & Council	Opinion	s.22(1)		s.22(1)	No	Vacant home tax	<p>Email submission: "Hello,</p> <p>According to a recent article in the Globe and Mail the solution you have come up with is self-declared - is this a joke? Is that the best plan you can come up with? And only a 2% penalty ?</p> <p>Shameful.."</p>	
Mayor & Council	Opinion	2016 September, Anonymous			No	Vacant home tax	<p>Email submission: "Vacancy Tax. If you want to increase rental availability in the lower mainland have the Province change the Strata Property Act to prohibit rental restrictions. I own an apartment and know numerous people with apartments that want to rent out to long-term renters but Strata rules are not allowing this.</p> <p>The Vacancy tax sounds ridiculous to enforce and assess, as a self reporting mechanism."</p>	

# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date Range: September 17 - 18, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	opinion			s.22(1)	No	Vacancy Home Tax	<p>Dear Mayor,</p> <p>We are so glad that you are considering to tax on those empty house. But the problem is there will be a lot of folks out there, like in the case of the foreign buyers tax, who will be looking for a way to get around this. Whether it is putting a student or a friend into one of their homes and allowing them to live there for free or putting some electronic equipment into the home so it allows the light to go on to show BC Hydro and Fortis B.C. that they are using the unit, I think that there will be people out there trying to evade the tax.</p> <p>I think the best solution is tax on all homes in great Vancouver. Yes, every one. Then, for those Canada citizen or those families who paid income tax in Canada, refund the tax of one home (primary home) to each family. And for those foreigners, no any refund. Because they must have their primary home in their own country. They are just travelers. They can not live here as a permanent residents. So all the properties they owned should be taxed on. No matter they rent them out or not ( because they are used to write faked documents) . They did not do any contribution to our economy. They are robbing our land without shooting. All our heard working fellows feel like being abused.</p> <p>As for those money you got from the tax. You can spend some on support those low income families who rent in Vancouver. E.g. \$100 per family per month. Remember, must be "rent", because lost of low income families are not really low income. They are living in luxury house, and driving expensive cars.</p> <p>I really appreciate your time.</p>	

# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date Range: September 21, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Bike Lanes, Real Estate, Traffic	<p>To the Mayor and Council</p> <p>I have lived in Vancouver for over 30 years. I now live in Delta, BC. I am ashamed at the Mayor and Council who seem more concerned about getting in after each election as there are not enough strong contenders with the right names to run with a motto that says no to the few naysayers in Vancouver. This council preys on the homeless and the young people who want everything for nothing. There will always be renters and homeowners and homelessness. It is what it is. Bike lanes. Oh please. Bikes still ride on sidewalks and most bike riders are fair weather cyclists as are the transient so called homeless people in Vancouver. A lot of the homeless people like the openness of the streets. Some like shelter when it's colder out. Give your heads a shake big time thinking you will make Vancouver perfect. Not going to happen. Just like drug problems have and always will exist.</p> <p>Real estate. Excuse me but your Mayor and council are verging a fine line here dictating what people and investors can and can not do. You are becoming dictatorship, riding a fine line on democracy. It can be said that you are walking a fine line on Canada's constitution and Charter of Rights. This Utopian city is getting weirder by the day. We all pay taxes. Even foreign buyers pay taxes. You have no right to impose extra taxes on people who have fairly bought and paid for homes in Vancouver whether for investment or being vacant. The present Mayor has invited everyone to live here without a thought for the City or its geography. Density is a huge issue. Mayor and Council need to take some form of Birth Control pills.</p>	See attachment: s.22(1)
Mayor & Council	opinion	Cultural Action Party Canada		<a href="mailto:capforcanada1@gmail.com">capforcanada1@gmail.com</a>	No	Real Estate	<p>Subject: Vancouver-based lawyer wants inquiry into real estate money laundering</p> <p>Vancouver-based lawyer wants inquiry into real estate money laundering <a href="http://globalnews.ca/news/2947062/vancouver-based-lawyer-wants-inquiry-into-real-estate-money-laundering/">http://globalnews.ca/news/2947062/vancouver-based-lawyer-wants-inquiry-into-real-estate-money-laundering/</a></p> <p>EXPOSED! FINALLY, AFTER 38 YEARS OF DECEPTION ON THE PART OF GOVERNMENT, REAL ESTATE ASSOCIATIONS, REAL ESTATE COMPANIES AND THEIR STABLE OF PIMP REALTORS, THE FULL TRUTH HAS COME OUT OF THE MULTICULT CLOSET...</p> <p>"Lawyer and Anti-Money Laundering Specialist Christine Duhaime said an inquiry was the only way to get to the bottom of what might be happening in the real estate market."</p> <p>"I would like to suggest the federal government convene an inquiry into whether or not there is a financial crime problem in the real estate sector of Vancouver and what can be done to resolve it," she said."</p>	

# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date Range: September 27, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	opinion	Anonymous, September 2016			No	Housing Ideas for Planners	1. Get Feds to limit mortgages to max 3.5 xs gross family income. Ireland has done this. Thus a couple each earning \$50,000 per year gross can get a max mortgage of \$350,000. Real estate speed limit. 2. 25% down. 3. Only citizens and residents can buy residential property. 4. If you sell in 5 years after purchase must pay capital gains. 5. All rentals must be month to month not fixed 1 yr. contracts. Limit rental prices to some percentage /multiplier of average income.	
Mayor & Council, Office of Housing Policy & Projects	opinion	s.22(1)		s.22(1)	No	Empty Home Tax	Dear Mr. Mayor, Dear Council We are a retired couple in Vancouver. We have a condo that we are proud of in False Creek. We are there 12 months of the year on a continual basis. We also have a home that my wife inherited from her parents in White Rock -- we had looked after them and lived with them until their death. . Our life is back and forth between our two homes. Because of health we do not travel and our lifestyle is between Vancouver and White Rock. I am so grateful we have the condo in Vancouver as I have multiple medical appointments between St Paul's Hospital and the VGH Eye Center -- in fact next week I have 3 days of appointments at VGH and I am so appreciative I do not have to drive back to White Rock with dilated eyes each day but can take a taxi to our condo afterwards. Our two dogs come with us and we are so glad to have this home in the city instead of perhaps always having to take a hotel room where our dogs nor us would feel at home.. At first when we heard we were thinking of an empty home tax we accepted that as yes there are empty homes bought for speculation and mostly by people who are living in a foreign country. . We never thought though that you would consider our condo as empty because we have a primary residence in White Rock. When we read newspaper reports and read your report that you accepted at council last week we were shocked that our condo and our lifestyle is also a target. Our condo is fully furnished and it is our home when we are here -- and we are here weekly for 12 months of the year but we also travel to White Rock where we have our other home. Sure many will read this and say they are lucky, they have two homes where others have none. Yes we are lucky but we have worked hard for this --- we have no children, we lived most of our married years with my wife's family and we have never travelled so we could put together over many years the money for the condo.	The house was an inheritance that my wife is so fond of as she still loves to work in her Mother's garden and be surrounded by family memories inside the house. How many years she can still manage to do the gardening we do not know. At some time we will have to sell it and just have the condo but we feel we have the right as seniors to maintain our lifestyle as long as our health allows and as long as this White Rock home continues to give us this enjoyment..
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vancouver Housing	you should put 15% extra property tax for foreigners	

# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date Range: September 28, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	opinion	Anonymous, Sept 2016			No	Vacancy Home Tax	<p>I am chagrined to see two houses in my neighbourhood sitting empty for many months since they were sold in the last year. Sorry I can't say exactly when these sales took place, but I believe it was last summer, so at least a year ago. Both have been unoccupied since they were sold, and I hate knowing that real estate agents and wealthy people are using them for big profits or to hide money, while others can't afford a decent place to live at all.</p> <p>The house at 2111 Kitchener Street sold twice within a month. It is a large property and sold close to the million \$\$ level. The other is at 2586 William Street, and is a more modest size. Both probably need renovation but there has been no activity of any kind since they were sold.</p> <p>I know the City has some planning in process regarding empty houses, so I want to be sure these are investigated. Thank you.</p>	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vacancy Home Tax	<p>Subject: Empty House Tax with Adjustments</p> <p>It has been brought to our attention that this tax be imposed on empty lots owned by foreign hong kong individuals, the city of Vancouver must pass a by-law that foreigners cannot own empty lots or properties in the City of Vancouver, if the property is not developed the city of Vancouver must expropriate the property and sold at auction. For that do not know we are preparing for the next election in BC, many Canadian voters and Liberal members are preparing to file class action lawsuits against non citizens of Canada Chinese, permanent resident Chinese, foreign Chinese home buyers for illegal real estate transactions, money laundering, corrupted Chinese officials living in Vancouver, Chinese foreign students at UBC these students must now pay 100K to enter UBC which will be retroactive to this years start of term, these Chinese have using us, as a BC Liberal and Conservative Trudeau will be a 1 term PM, no free trade agreement with China, Teresa Wat will be removed as Trade Minister, our goal is terminate to Permanent Resident Status you must be Canadian citizen or leave now BC Liberal and Conservative member will take any bets now good luck in the provincial election you will need it foreigners and non citizens of Canada</p>	
Service Requests or Feedback Sent to OTHER DEPARTMENT for Action or Review								



# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date range: September 29, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council, Housing	Opinion	s.22(1)	s.22(1)		Yes	Vacant Home Tax	<p>Subject: Vacant Property Tax</p> <p>Importance: High</p> <p>I had sent the city a note early this summer requesting additional information regarding this tax that is being phased in next year and specifically asking what the definition of a vacant or absentee owner or property is, the email was acknowledged but to date I have yet to see a reply other than what I have seen reported in the news recently.</p> <p>I have owned my condo in Vancouver for 4 years, when I purchased the condo my plans were to eventually relocate to Vancouver and or split my time between Calgary and Vancouver with the majority of my time in Vancouver as I still have family in Calgary. Since acquiring the second home I have travelled extensively between Vancouver and BC, at least monthly and I spend at 6-7 days on each trip I am there and during the summer months (July and August) and Xmas at least two weeks per trip. While I am there I support many of the local area restaurants, markets and participate in many of the events that occur throughout the year as possible.</p> <p>I have no plans to rent the home because then I wouldn't be able to use it myself and having spent considerable funds furnishing the property the last thing I would want is have it ruined or damaged by a negligent renter. As you know the current Alberta economy has taken a significant downturn and our company is no different, there is no exit plan for most companies and many are in survival mode hoping not to have to go into a sale process or into receivership. Specifically for me the time horizon when I can spend the majority of my post retirement time in Vancouver is unknown, I have a significant investment in my current company that I could monetize assuming oil pricing would get back to anything close to post oil pricing collapse.</p> <p>As a Canadian born citizen it is my belief that I should not be treated in the same brush as foreign or offshore owners of properties that truly keep their properties unoccupied and don't further contribute to the local economy, as an owner of a second home I am not profiting due to the rising real estate and renting because I have no intentions of selling or renting.</p> <p>The 0.5 to 2% tax on empty homes based on the home assessed value will be imputative and I personally don't think it will address the vacancy issue on a whole, I don't consider my home to be empty and with respect to self-declaration on the property tax I would not declare it to be empty given how I currently use it and intend to use in the future.</p> <p>I would appreciate some further clarification on my concerns.</p> <p>s.22(1)</p>	
Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	No	Foreign Real Estate Investment	<p>Via Email - Subject - Largest foreign real estate investment study of London</p> <p>Mayor and Council should read this Guardian story - <a href="https://www.theguardian.com/cities/2016/sep/29/london-mayor-sadiq-khan-inquiry-foreign-property-ownership">https://www.theguardian.com/cities/2016/sep/29/london-mayor-sadiq-khan-inquiry-foreign-property-ownership</a></p>	

City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	Opinion	2016 September, Anonymous			No	Vacant Home Tax	By the Arbutus Village, the citizen used to know their neighbours, but the homes have been purchased by new owners (possibly foreign buyers) and have never been occupied.	



# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date Range: October 03, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	Yes	Vacancy Home Tax	<p>Caller had completed vacant home tax survey on COV website, caller finds the survey very biased, in general all questions when answering seem to make you agree with the vacant tax. There is no room or space to leave a comment.</p> <p>Caller would like her opinion put forward:</p> <p>Vancouver does have high property sales, does seem like it is foreigners driving up the price. The 15% ownership tax has stalled things.</p> <p>Caller advises it is not the government's right to tell people what to do with their property's bought in Vancouver. Canada does not want to be that country. If someone wants to purchase a property it is their right, they cannot be told how to live or what to do with their property. It is forcing them.</p>	
Mayor & Council	opinion			s.22(1)	No	Vacancy Home Tax	<p>"I have a number of ideas on this topic after reading the City's proposal. Here they are:</p> <ul style="list-style-type: none"> <li>- A short term rental is NOT an empty home by definition. Its occupied, and rest assured its occupants are contributing to the local economy .. mightily. Resulting in service industry jobs in the downtown core for those very same people City Hall claims to be trying to assist with this initiative. Yet this initiative will result in those jobs disappearing ...</li> <li>- Any of the owners of said investment home shot term rentals who are residents are also paying multiple extra taxes. Higher municipal taxes in all cases and income taxes for those reporting a Canadian return. Which might not be all but ... it is most.</li> <li>- Mayor Robertson ( among others) invited the world to Vancouver in 2010. Expressly with the goal of increasing the city's profile and the tourism portion of the economy long term. No one can challenge that the plan has succeeded. Wildly in fact.</li> <li>- As a result, demand for short term rentals in the downtown core is tremendous. Those of you camped out in city hall might not realize JUST how tremendous. Demand far outstrips the supply available through the traditional hotel industry. Thus the birth of Air Bnb and a host of services like it.</li> <li>- Short term rentals are ONLY an issue in the downtown core. THAT is where the tourism demand is. Its a non topic in other areas of Vancouver. The degree to which it is a factor in rental costs elsewhere is over stated. IF rents are going up on the west side ... its got little\nothing to do with short term rentals and everything to do with the fact new (largely foreign speculator) owners in the area pay min \$3M just for a lot! So they are charging more for rent, and probably getting it from foreign exchange students. That's an affordability issue too, but with a different root cause and one that isn't nearly as beneficial to the economy. Plus its an affordability issue that is much more readily remedied. The 15% provincial foreign buyers tax is a start ... a federal 30% withholding tax on all sales of property in Canada by foreign interests until income tax is filed (like US) would be a better answer.</li> </ul>	<p>In each of those previous cases a large short term rental community sprung up to service the tourism need for more \ larger \ or more cheaply priced short term accommodation. So nothing that is happening here in DOWNTOWN Vancouver should come as a surprise.</p> <p>- the short term rental owner community may be making good \$. But its simultaneously providing a valued service to visitors who are vital to the city's long term well being. Those visitors pump a lot of \$ into the local economy. They need somewhere downtown to stay that doesn't charge usury rates. If they can't find it, they will go elsewhere and that ... would truly be a crying shame."</p>

Mayor & Council	complaint	Anonymous, October 2016			No	Vacancy Home Tax	<p>I have just completed the survey for Public Consultation on Empty Homes Tax. The only place within the survey to leave a comment did not seem appropriate for this comment and at the end of the survey there was no other way to give comments. After answering the survey I believe it to be heavily biased, but that is not what this comment is about. I own a property in Vancouver. I don't use it often and in my absence I have a management company who rents it month to month to corporate employees. I use this management company and rent the home because I cannot afford to leave this apartment empty. I have twice rented it full time and in both instances damage was done by the tenant and I had little to no recourse as the landlord. My situation is such that I live in a rural area and I consider the Vancouver property as my home in the city, much as many people own a home in the country. Recent taxation changes and proposals are unfair to someone in my situation. I agree with a tax on foreign investors who do not live in Canada, but it seems that I have been lumped in that category too. The new proposals seem to be saying that I am not allowed to own a home in the city if I don't use it full time or rent it when I am not using it. That choice as a Canadian Citizen and property owner should be mine. If these taxation rules are to be applied to all areas of BC and/or Canada then that is a different matter. Are you going to impose a Empty Home Tax on people who live in Vancouver and keep homes on the Sunshine Coast, or Kelowna, or Whistler? In the rush to solution for the rental situation and the increase in property values in Vancouver the property owners such as myself have been tarred with the same brush as multi-millionaires who live outside of Canada. Did I hope for my property to gain in value over the 15 years I have owned it, of course I did! Now I am to be punished for having the foresight to invest in a property that brings me joy as a haven in the beautiful city of Vancouver. City Council take a deep breath and think before having knee jerk reactions to rental problems that have taken decades to unfold. This tax is unfair to me at the very least and unconstitutional at its worst. Last I heard we were still a country where I have say over how I use my property.</p>	
-----------------	-----------	-------------------------	--	--	----	------------------	--	--

# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date Range: October 04, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	complaint	Anonymous, October 2016			No	China Flag Raising in COV	Selling out to foreign buyers How much money did it take to sell out and raise the Chinese flag at city hall? Better raise every countries flag now to save some dignity.	
Mayor & Council, Office of Housing Policy & Projects at eht@vancouver.ca	opinion	s.22(1)		s.22(1)	No	Vacancy Home Tax	<p>Mayor and Council:</p> <p>We are very concerned about the planned implementation of the City's Vacant Property Tax as it was outlined in the Vancouver Sun on 21 September, 2016. We understand that a public consultation and surveys are planned for, but we feel compelled to voice our concerns now.</p> <p>While vacant home numbers are addressed mainly anecdotally and with the strong implication that they are the result of purchases by foreign investors, allow us to put a more local face to this discussion:</p> <p>My wife and I were both born and raised in Vancouver and have lived in Greater Vancouver all of our lives. We initially owned a home in Vancouver, but, ironically, we moved to North Vancouver in 1979 because we could not afford a suitable home in Vancouver at that time, as we were near the beginning of our careers, and then, like now, Vancouver properties were overly expensive relative to our incomes. Throughout our working life, we constantly maintained the objective of returning to Vancouver, which we did in 2007 when we sold our North Vancouver home and moved to a townhouse in Kitsilano. At that time we also began working towards our ultimate retirement objective: The purchase of a summer home on the Sunshine Coast and a strata apartment in Yaletown, which we achieved in 2012.</p>	
Mayor & Council, Office of Housing Policy & Projects at eht@vancouver.ca	complaint	Anonymous, October 2016			No	Vacancy Home Tax	<p>Citizen advised that he blames the City of Vancouver, the Provincial government, and the Federal government for making a complete mess. He stated it is unbelievable how hopeless the situation actually is. It is shameful and disgraceful. It is an absolute tragedy. This type of tragedy has to be met with serious consequences. He would like to see all properties owned by foreign investors be expropriated. He believes politicians who receive corporate donations from investors or donors should be arrested and jailed. These people should be held accountable for the crisis. It is an absolute disgrace. He feels the City should be absolutely ashamed. People are shaking their heads when looking at this City. They look at the poverty, the homelessness, and the lack of affordable housing. It is a National disgrace. He blames the Federal, Provincial, and especially the Municipal government for allowing this to happen. He believes it's due to the corporate donations, he also feels they should be banned. He stated that politicians who have accepted corporate donations are simply not being held accountable. He stated that it is completely outrageous that we have allowed this to happen in a civilized society. He just wanted to state that it is an absolute National disgrace. An absolute shame.</p>	

## Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date range: October 11, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	No	Foreign Investment	<p>Subject: Unlicensed foreign agents use lax rules to sell B.C. real estate - The Globe and Mail</p> <p>Hello Mayor and Council,</p> <p>Please read the latest Globe and Mail shocking investigation regarding Vancouver Real Estate and the influence of foreign capital.</p> <p>From The Globe and Mail:</p> <p>Unlicensed foreign agents use lax rules to sell B.C. real estate</p>	
Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	No	Foreign Investment	<p>Subject: London mayor launches unprecedented inquiry into foreign property ownership - The Guardian</p> <p>Hello Mayor and Council,</p> <p>Please read the following article regarding how the Mayor of London, England is showing leadership in dealing with foreign capital pricing out locals in his City.</p> <p>London mayor launches unprecedented inquiry into foreign property ownership  <a href="http://www.theguardian.com/cities/2016/sep/29/london-mayor-sadiq-khan-inquiry-foreign-property-ownership?CMP=Share_iOSApp_Other">http://www.theguardian.com/cities/2016/sep/29/london-mayor-sadiq-khan-inquiry-foreign-property-ownership?CMP=Share_iOSApp_Other</a></p>	

City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	No	Vacant Home Tax	<p>I do not support your position to tax empty homes for several reasons. I've been an active and successful real estate agent in the area for 18 years and I believe your tax makes no sense what so ever for the rental market and is simply a disguised tax grab and attempt to garner voter popularity. It's shameful.</p> <p>The reality is that the vacant homes in our city, a lot fewer than are perceived to be vacant as the BC Hydro study showed, are in posh neighborhoods such as Westside, Coal Harbour, and Yaletown. If in fact these homes came on the market at a rate of over \$3.00 per square foot that hardly contributes to the affordability and therefore availability crisis for renters. How many tenants are out there actually waiting to rent a Westside home at \$10,000 per month or a simple one bedroom apartment downtown for \$2,000 per month minimum. The real culprits of the shortage or rental accommodations in the city is the B&amp; B market and condominium strata bylaws which prohibit rentals. This rental restriction by law has a huge impact on the rental market for apartments. Many apartments have rental restrictions which force an owner to sell their apartment versus have the option to rent for a few years.</p> <p>Also I believe the City has had its head in the sand over this entire shortage of accommodation issue for years when you consider how many newcomers are coming to the province every year for the past 20 years. Where exactly did the City think these people, whether from other provinces or from other countries, were going to live? It's a cop-out for the city to put the burden on its residents and homeowners who should have every right to make their own decision on whether they want a tenant in their property or not. How dare the City tell a resident they should rent out their private which they bought in good faith without these restrictions. The Mayor's policies and Council's approach of asking neighbors to fink on each other is the sort of policy you would find in communist states and breeds animosity between neighbors.</p>	<p>This is an outrageous and hypocritical approach for a city that has been courting the foreign investment dollar for decades. The City should instead be spending it's rental policing dollars on programs that encourage community and language development and encourage property development policies that make it easier for developers to build housing for the influx of newcomers. It's time for the City to take responsibility for the issues and make different policy decisions rather than push the problem on to the home owner.</p>

# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date range: October 12, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council, Office of Housing Policy & Projects	Opinion	s.22(1)	s.22(1)	s.22(1)	No	Renewal City Strategy	<p>Subject: Renewal City Strategy</p> <p>Dear Mr. Mayor and Council:</p> <p>Much to my chagrin, I have recently learned that part of the City of Vancouver's proposed Renewal City Strategy - including the elimination of natural gas in new buildings - involves the use of the wood waste generated from the unceasing demolition of perfectly good Vancouver homes. "Use" as in burning the wood waste from these thousands of homes needlessly demolished each year in the city in order to create purportedly "green" energy.</p> <p>I find this proposal to be absolutely abhorrent in that it is anything but "green." Despite the horrendous mess that is our current housing and rental market, City Hall continues to approve thousands of demolition permits - generating millions of dollars in revenue for the City - for foreign "investors"* to destroy homes that any Canadian would be proud to live in (if we could afford them!). To my mind, the City's notion of "green" involves only money, nothing more.</p> <p>If the City and the Mayor in particular are serious and sincere about helping Vancouver residents by correcting the mess that is our residential housing marketing, one of the first and easiest steps is to immediately cease and desist from approving demolition permits. Wood waste should not be burned to generate supposedly "green" natural gas - the increase in particulates in our air alone will further strain air quality in the City, which is already reeling from the noticeable increase in vehicular traffic on our roads. Not to mention the wanton destruction of our culture and heritage...</p> <p>I implore Council to abandon its plan to burn wood waste - and to force new home/building construction to use the energy provided by a monopoly developer chosen by the Mayor. This policy is clearly not in the best interests of the City or its citizenry.</p> <p>Please put Vancouverites first and stop the insanity.</p> <p>*I use the term "investor" loosely here as it is common knowledge that most of the vast amounts of money pouring into Vancouver real estate is of dubious origin at best and criminal in nature at worst. Money laundering, tax evasion, fraud, violation of currency exportation laws...the "investor" money flooding our City, province and country is anything but clean. But is IS "green."</p> <p>Thank you for taking the time to read - and hopefully act upon - my concerns. I am not alone in feeling this way.</p>	

City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council, Office of Housing Policy & Projects	Opinion	s.22(1)	s.22(1)	s.22(1)	No	Vacant Home Tax	<p>Received via email.</p> <p>When do we get to the real business of developing the city without the huge costs to do so? Please see below - These are Toronto costs, but I'm sure Vancouver costs are just as high or higher - adding the "affordability" issue we keep hearing about - does the City really want to address this problem - then perhaps they should start within the City bureaucracy?</p> <p>Your thoughts? And I'll like to know what the Vancouver costs are per unit?</p> <p>I look forward to your reply!</p> <p>While the debate continues on whether Ontario should follow BC with a tax on foreign ownership of homes in the GTA, a report highlights another issue which is driving up home prices.</p> <p>With land supply already restricting the options for builders and its scarcity increasing the cost of lots, the Fraser Institute says that red tape is costing builders disproportionately more in Toronto than in other cities such as Hamilton, adding to the cost of homes.</p> <p>The study found that builders pay typical compliance costs of \$20,961 per unit in Hamilton while in Toronto the cost is more than double at \$46,569. In the Oakville builders spend more than \$60k on compliance.</p> <p>"Costly and confusing regulations, long approval times, rezoning delays, and overall uncertainty for developers both increases the costs and impedes new homes from being built throughout the Golden Horseshoe," said Kenneth Green, a senior research director at the Fraser Institute and co-author of the study.</p> <p>Waiting for rezoning is a drawn-out process in Toronto, the study found, with an average of 7 months taken to complete; the average for the region is 4 months.</p> <p>"If city councils in the Golden Horseshoe really want to increase the supply of housing and lower prices, they should consider more sound regulatory regimes that encourage, not stifle, residential development," Green said.</p>	

# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date Range: October 14, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Housing Market	Subject: Has Vancouver found the solution to a super-heated housing market? - The Guardian Hello Mayor and Council, Please read today's article from the UK paper The Guardian which focuses on foreign money in Vancouver and what other countries are doing about the foreign money problem in their cities. Has Vancouver found the solution to a super-heated housing market? <a href="http://www.theguardian.com/cities/2016/sep/30/vancouver-canada-house-prices-solution-super-heated-housing-market?CMP=Share_iOSApp_Other">http://www.theguardian.com/cities/2016/sep/30/vancouver-canada-house-prices-solution-super-heated-housing-market?CMP=Share_iOSApp_Other</a>	
Mayor & Council	complaint	s.22(1)	s.22(1)		Yes	Vacancy Housing Tax	Citizen is very passionate about the current housing situation. He believes that the housing tax for foreign buyers is going to result in a depression for B.C. He believes that the solution is to investigate where the money being brought in to the country via Asia is coming from. This citizen would like to speak to the Mayor himself and eagerly awaits his call. This citizen used to be s.22(1). He is very passionate about the well-being of his province. Ultimately, in his opinion, foreign buyers should be welcomed. Instead, the 'black' money being used to purchase these homes should be investigated. He was very calm and genuinely concerned about the political gains vs. the well-being of Vancouver.	



# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date Range: October 17, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	complaint	Anonymous, October 2016			No	Housing Crisis: COV	It was my observation during my house hunt that Vancouver does not cater to the people that need to be there. I learned that I was too poor to afford the free market homes, and not poor enough to qualify for low income housing. I think that is a massive issue that is the reason behind the calls for government intervention. I was fortunate enough to find a home in New Westminster, but I work in Vancouver across from City Hall. I imagine there are others, with families that sit in commute for hours each day because they can't afford to live in the city they are contributing to. That is why I think that on top of the foreign buyers tax, there should be consideration given to those who are middle income that need to be in Vancouver for work. I find the current situation benefits those who contribute the least to the city's economy. Perhaps a minor tax for those who purchase without proof of occupation in the city? I think its something to consider. Businesses will be gin to move offices closer to their employees in the Metro Vancouver area to promote work-life balance as this trend worsens.	
Mayor & Council, Housing Policy & Projects Office	opinion			s.22(1)	No	Vacancy Home Tax	There was no box for comments on the Empty Homes Online Survey, so I am writing my thoughts here. The reason why people are renting in Metro Vancouver is because local citizens cannot afford to buy a home/condo here in Metro Vancouver. The governments lack of action to this housing affordability has resulted in soaring housing prices that have gone out of control. To solve the shortage of rentals is to help curb the high cost of buying a home. My parents bought their first home in East Vancouver for \$10,000 back in 1974 and now it is almost worth a million dollar. This should not be happening. Governments need to allow for more building of homes/condo in the Metro Vancouver and control foreign investors. The jobs that the investors created do not create more income for locals except, higher cost of housing. It makes me very sad and frustrated that my fellow citizens cannot buy a home for themselves and their family. This is an opportunity that all locals should have.	

# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date Range: October 18, 2016

Action or Review Required from MAYOR/COUNCILLORS									
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes	
Mayor & Council, Housing Policy & Projects Office: eht@vancouver.ca	opinion	s.22(1)	s.22(1)	s.22(1)	Yes	Empty Homes, Homes for Locals, Foreign Buyers	Comments on empty homes, homes for local Vancouverites, and offshore individuals buying residential property. See attached letter for further comments.	See attachment	s.22(1)
Not Responsive to Request									
Mayor & Council	complaint	s.22(1)	s.22(1)	s.22(1)	No	Vacancy Home Tax	I completed the survey but it did not give me the opportunity to express my concerns. I am a home owner of a house which has been in my family since 1951. Its not empty. who can afford to keep a home empty? However If I choose to keep it empty its no ones business but my own as long as its safe.. Charging a tax would be an outrage, really I should get a tax break because I would not be using services. This is an ill conceived Idea. Its arbitrary unfair and unconstitutional. Its feels like big brother and social engineering.  If the city is concerned about foreign owned empty homes tax foreign ownership. Really if you want to create more rental units offer a tax incentive for home owners to create suites. and reduce the cost of building permits and the bureaucracy around them. Make it easier and cheaper for home owners to create suites in the dwellings. This is just window dressing to make it look like the city is doing something. Get it right offer the carrot not the stick.		

Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vacancy Home Tax	Agree that empty homes owned by foreigners are a problem and should be taxed. Also empty homes that are primarily for speculation for investment purposes should be taxed as well.	See attachment: s.22(1)
-----------------	---------	---------	--	---------	----	------------------	--	-------------------------

# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date Range: October 19, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	complaint	s.22(1)	s.22(1)	s.22(1)	Yes	Vancouver Real Estate Market	<p>Dear Mayor Robertson,</p> <p>I am a Realtor in profession but writing to you as a Vancouver citizen who wants to see Vancouver becoming a great place for people to live in not a place of investment and the "free for all" ground it has become for money laundry, etc. pushing the active middle class further away every day. I know you have already taken initiatives, (vacant properties, etc.). Yet with the housing summit coming up next week, how come no one is looking at Realtor's commission? Don't you think this is one of the reasons that contributes to flipping, foreign companies (we know of China operating in Vancouver) making millions just in commission. Just look at the number of Realtors in Vancouver that are growing exponentially. Are we getting professionals who are interested in the Real Estate business and service industry or are we inviting people into the business who are just interested in earning over 20 k in one transaction for a 350 k one bedroom condo? Let's not talk about over 200 k commissions on properties in West Vancouver and Vancouver West. I switched from Sutton to One percent so I make \$200.00 an hour on average for my work. Is that not a great income in Vancouver? That is a great income for many professionals who have a higher education than I do. Yet my clients are always fearful as they are told other Realtors may not show their place as there is not enough buyer's commission offered and yes my traffic is affected by those who are not in the business for the business. I do believe if commissions were regulated to a much lower percentage, not only it will help the market but we would earn the public trust in dealing with professional realtors. Thank you.</p>	

Not Responsive to Request

Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	Vacancy Home Tax	5% foreign purchase tax - The money collected for this tax should go for interest-free mortgages or interest-free loans to people who live in Vancouver, born in Vancouver or at least been in Vancouver for 10 years, or a program for people living in Cooperative or Vancouver assisted housing to have half the rent paid by the city with the 15% foreign ownership tax and this money is held in trust for five or ten years so they have enough for a down payment.	
-----------------	---------	---------	---------	---------	----	------------------	---	--

# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date Range: October 20, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council, Chief Housing Officer: Muktar Latif	opinion	s.22(1)	s.22(1)	s.22(1)	No	Housing Costs in COV	<p>Subject: Generation Squeeze: Young Vancouver families crushed by housing costs - Vancouver Sun #Code Red</p> <p>Hello Mayor and Council,</p> <p>Please read todays article from the Vancouver Sun article regarding families leaving Vancouver due to high housing costs. With homes being sold for millions of dollars to foreign investors and rich new immigrants who buy million dollar homes claiming to be "Students" and "Home Makers" to cheat our tax system. Canadian families and young people are being forced out of our City.</p> <p>It's sad that Vancouver is no longer a place for families, but is now a place for foreign investors and real estate speculation.</p> <p><a href="http://vancouversun.com/news/local-news/generation-squeeze-young-vancouver-families- crushed-by-housing-costs">http://vancouversun.com/news/local-news/generation-squeeze-young-vancouver-families- crushed-by-housing-costs</a></p>	

# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date Range: October 24, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	opinion	s.22(1)		s.22(1)	No	CHHCs Red Alert	<p>Subject: CMHC's 'red' alert: Surging home prices spread to suburbs - The Globe and Mail #Code Red</p> <p>Hello Mayor and Council,</p> <p>Please read the following article from the Globe and Mail. If our Mayor was truly committed to housing affordability, he would be an advocate against foreign capital in residential real estate in Vancouver. He is largely silent on the influence of foreign money pushing out young people and families out of Vancouver.</p> <p>#Code Red</p> <p>From The Globe and Mail:</p> <p>CMHC's 'red' alert: Surging home prices spread to suburbs</p>	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Real Estate	<p>Subject: CRA recovers \$240-million in real estate tax-fraud probe - The Globe and Mail Hello Mayor and Council,</p> <p>Please read the following article from the Globe and Mail regarding real estate tax fraud in Vancouver.</p> <p>From The Globe and Mail:</p> <p>CRA recovers \$240-million in real estate tax-fraud probe</p>	

## Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca)

Date range: October 27, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	Opinion	s.22(1)		s.22(1)	No	Housing	<p>Subject: Rising house prices pushing out young people, economist says - British Columbia - CBC News #CodeRed</p> <p>Hello Mayor and Council,</p> <p>Please read the latest article from the CBC where an economist says young people are being forced out of Vancouver as they will never afford a home.</p> <p>Why is the mayor silent on the impact on foreign capital (mostly from China) in our real estate market?</p> <p>#CodeRed</p> <p><a href="http://www.cbc.ca/beta/news/canada/british-columbia/rising-house-prices-pushing-out-young-people-economist-says-1.3821102">http://www.cbc.ca/beta/news/canada/british-columbia/rising-house-prices-pushing-out-young-people-economist-says-1.3821102</a></p> <p>Yaletown resident</p>	



<p>Mayor &amp; Council</p>	<p>Opinion</p>	<p>s.22(1)</p>	<p>s.22(1)</p>	<p>s.22(1)</p>	<p>No</p>	<p>Vacancy Home Tax</p>	<p>I am both an owner &amp; resident in Vancouver &amp; I am not in favor of the vacancy tax. 1/ I believe it is a waste of tax dollars - they will have to establish a dept. &amp; hire employees who will audit &amp; enforce the vacancy rules.2/ Yes, the cost of housing is high in Vancouver. But so is the cost of grocery, transportation &amp; insurance cost! The cost of living is high in Vancouver let alone housing. So, are the newest iPhone &amp; other digital devices &amp; European imported Mercedes &amp; BMW which millennials are embezzling their hard earned cash in.3/ Very often owners do not choose to rent their homes because residential tenancy branch is in favor of tenants! It takes approximately 8 months to evict a tenant if you are lucky. The residential tenancy branch has the power not to evict tenants during the winter &amp; Christmas; neglecting that the Landlord has a mortgage to pay. The tenants have not paid their rent then moved out after they have used their deposit money &amp; trashed the landlord's home. The Landlord have no form of reparation esp. when the tenants do not have a job. 4/By legislating a vacancy tax, it discourages foreign investments pouring into the economy which has a ripple effect even on other industry e.g. home furnishing Overall, being a landlord is not a profitable business, because the residential tenancy branch is in favor of tenants -very simply put which is why some landlords are willing to hire rentals managers though costing them \$120.00 per unit. The media is adding paper to the flame by illustrating outlandish behavior of tenants that may or may not be true - e.g. using examples in Craigslist which they have not contacted the landlord. Yours truly,</p>	
----------------------------	----------------	----------------	----------------	----------------	-----------	-------------------------	--	--

Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	No	<p>Re: Canadian cities push back on plans for infrastructure bank, Bill Curry, Oct. 25, 2016 <a href="http://www.theglobeandmail.com/news/politics/canadian-cities-push-back-on-plans-for-infrastructure-bank/article32505944/Classical">http://www.theglobeandmail.com/news/politics/canadian-cities-push-back-on-plans-for-infrastructure-bank/article32505944/Classical</a> economists wanted to free industrial capitalism from surviving feudal privileges that obstructed commerce and that allowed absentee landlords to get "rich in their sleep". As a way to prevent price gouging, European governments kept the most important natural monopolies in the public domain and provided basic infrastructure at cost, at subsidized prices or freely in the case of roads. The guiding idea was to keep household and business expenses low. Unfortunately the proposed Canadian Infrastructure Bank aims not to keep user fees down, but to provide attractive profits for private and foreign capital. Cities certainly have cause to be wary. Under the Liberal plan, business barons will exact a steady stream of toll revenues which the peasants and tradespeople will pay every time they budge.</p>
Mayor & Council	Opinion	s.22(1)		s.22(1)	No	<p>Subject: Empty homes not just a Vancouver issue: planner Andy Yan - Metro News #CodeRed  Hello Mayor and Council,  Please read the latest study by SFU professor Andy Yan on the front cover of Metro regarding empty homes in the lower mainland.  Hopefully our Mayor will not dismiss Andy Yan's data this time.  Action needs to be taken to address foreign money in Vancouver so young people can stay in this city (#CodeRed)  Empty homes not just a Vancouver issue: planner Andy Yan  <a href="http://www.metronews.ca/news/vancouver/2016/10/26/empty-homes-not-just-a-vancouver-issue.html">http://www.metronews.ca/news/vancouver/2016/10/26/empty-homes-not-just-a-vancouver-issue.html</a>  Yaletown resident</p>

**Service Requests or Feedback Sent to OTHER DEPARTMENT for Action or Review**

# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date Range: November 09, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	complaint	s.22(1)		s.22(1)	No	Vacancy Home Tax	Are you for real Gregor? This is what you came up with after all the consultations? Do you not know what is going on in the world? Or are you so tunnel versioned with your bike lanes you don't keep up? Do you not know you have scared off foreign investors and the marked has stalled? So this empty tax is mute and just another cash grab for you from Canadians. You are only hurting Canadians with this tax...\$10,000? For what for being a homeowner that has worked and saved all their lives to pay off their house and their debt? Now as a senior when you may feel you've earned your retirement and contributions to this city you are telling us we must rent out our home or face a 1% tax? Seriously...now as seniors we are expected to become landlords and deal with bad tenants in a tenant rights market? We are expected to report to you, the big brother or is it communism if we decide we want to go away for over a year? Perhaps you should see what is happening in the world, the Canadian dollar is tanking, the housing market has tanked and foreign investors don't trust our government anymore. You will be laughable when our economy totally tanks and yet you are still trying to impose an empty house tax on Canadians because you are so out of touch with what's going on around you.	
Mayor & Council	opinion	Anonymous, November 2016			No	Vacancy Home Tax	I forgot to do the survey, but wanted to express that I do NOT agree with the empty home tax. I also, by the way, do not agree with the recently imposed foreign ownership tax. Home ownership is a privilege, not a right. Marketplaces are efficient when supply and demand are permitted to operate without government imposing false pressures. I am Canadian, and own a principle residence. Thank you.	

# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date Range: November 11, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vacancy Home Tax	<p>I think what you are doing is a wrong approach. Very wrong. I wonder if you've ever been a landlord? I am a landlord by choice and it's a lot of time and work and cost firstly, and secondly putting a tenant into a property means you will have to repair it and clean it up after they vacate, which can be very costly, even if you think you chose a good tenant. Tenants seldom take good care of a property and people will be faced with deteriorated property value or a lot more time and money and work to bring it back to its former condition.</p> <p>My first experience as a landlord was such, even though I rented to a heart surgeon, his wife and two kids and nanny. In one year the stove and master bedroom drapes needed to be thrown out in this almost new and expensive home. It was a sublet.</p> <p>If I could have a second home in a city I would not want strangers in it using it, wear and tear on it, and having things break. I think it's my right to protect my property from that and shouldn't be forced to rent it or pay exorbitant tax.</p> <p>If the goal is truly to help tenants, it should not be at the burden of other citizens.</p> <p>If this is aimed at foreign ownership then other people who want a second home shouldn't be caught up in it. Even donuts just plain wrong for the government to dictate what I can and can't do with MY possession.</p>	See attachment: s.22(1)

THIRDLY AND MOST IMPORTANTLY, the Vancouver housing market is already reeling from the implementation of the new tax for foreign buyers, which also impacted long term residents and had a ripple effect. The housing market has been drastically curtailed and this will make it worse. As the housing industry is a major factor in the economy it is only going to serve to further impact the BC economy in a negative way.

Every house sale creates more jobs and income for families. People involved and relying on the housing industry to put food on the table. And then there's the ripple effect of that spending from money earned.

Some of the people who earn their living from real estate sales and movement are home inspectors, handy men, real estate agents, lawyers, movers, home improvement stores, lawyers, mortgage people, staging companies, department stores plumbers, electricians.... The list is endless. And don't forget the support people employed in each of those sectors such as conveyancing staff, store clerks, accounting staff, assistants, etc.

It seems like our government, both of BC and of Vancouver, are doing their best to kill the economy and the housing market. Our government is supposed to work FOR US. Me too, not just the tenants. I'm sorry for them, but this is not the answer. Victoria has a problem with vacancy too and it has nothing to do with foreign investors leaving their houses empty. It's a fact of our economy. The problem needs to be tackled in a different way, not what is perceived to be the easy way and a cash cow. And by the way those people who have a second home are not necessarily bottomless money pits. No one is, but the jealous and uninformed and uneducated often think that's the case.

I wish and would love a little vacation home. If I can figure out a way to afford it I don't want the government then telling me I have to rent it when I'm not there, nor pay big taxes for the privilege.

# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date Range: November 18, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Foreign Money	<p>Subject: Money-laundering watchdog cites 'significant' deficiencies at 100-plus B.C. real estate firms   Vancouver Sun</p> <p>Hello Mayor and Council,</p> <p>Please read today's shocking article from the Vancouver Sun about foreign money being laundered into Vancouver's real estate market.</p> <p>Why are politicians allowing this to happen?</p> <p><a href="http://vancouversun.com/storyline/money-laundering-watchdog-cites-significant-deficiencies-at-100-plus-b-c-real-estate-firms">http://vancouversun.com/storyline/money-laundering-watchdog-cites-significant-deficiencies-at-100-plus-b-c-real-estate-firms</a></p> <p>Yaletown resident</p>	

# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date Range: November 21, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Housing: Country Priority	Subject: Ottawa needs to make housing its top priority - Globe and Mail Hello Mayor and Council, Please read todays article from the Globe and Mail article regarding foreign money in Vancouver's real estate market. <a href="http://www.theglobeandmail.com/report-on-business/rob-commentary/ottawa-needs-to-make-housing-its-top-priority/article32692885/">http://www.theglobeandmail.com/report-on-business/rob-commentary/ottawa-needs-to-make-housing-its-top-priority/article32692885/</a>	

Not Responsive to Request

## Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date range: November 22, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	No	Foreign Real Estate Ownership	<p>Subject: \$7.5 million missing from Richmond lawyer's trust fund - Richmond News</p> <p>Hello Mayor and Council,</p> <p>Please read the following article regarding unethical real estate transactions in the lower mainland and foreign investors.</p> <p>Perhaps similar activity is happening in Vancouver?</p> <p><a href="http://www.richmond-news.com/news/7-5-million-missing-from-richmond-lawyer-s-trust-fund-1.2781088">http://www.richmond-news.com/news/7-5-million-missing-from-richmond-lawyer-s-trust-fund-1.2781088</a></p>	
Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	No	Foreign Real Estate Ownership	<p>Subject: Douglas Todd: Canada's public guardians have failed Vancouverites - Vancouver Sun</p> <p>Hello Mayor and Council,</p> <p>Please read todays article from the Vancouver Sun entitled "Canada's public guardians have failed Vancouverites". It is sad that politicians are failing to acknowledge or address the problem of foreign capital on Vancouver's real estate market.</p> <p>Foreign capital is reason of Vancouver's unaffordability crisis!</p> <p>A generation of young people and families have been sold out by politicians who are not addressing the problem.</p> <p><a href="http://vancouversun.com/opinion/columnists/douglas-todd-canadas-public-guardians-have-failed-vancouverites">http://vancouversun.com/opinion/columnists/douglas-todd-canadas-public-guardians-have-failed-vancouverites</a></p>	



# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date Range: November 23, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Mayor & Council, Dir of Financial Srvs, Housing Policy Planners	opinion	s.22(1)	s.22(1)	s.22(1)	No	Commercial Real Estate: Protection	<p>Subject: is there a plan to protect commercial real estate to serve local needs? Dear Vancouver Council members, I am a small business owner and longtime Vancouver resident, with a background in urban planning. The Liberals' foreign buyer tax on residential real estate is redirecting the raging river of foreign money into commercial real estate, where we will soon see similar market distortions and negative impacts on local communities.</p> <p><a href="http://www.theglobeandmail.com/report-on-business/small-business/sb-growth/as-vancouvers-housing-market-cools-commercial-property-sales-soar/article32972748/">http://www.theglobeandmail.com/report-on-business/small-business/sb-growth/as-vancouvers-housing-market-cools-commercial-property-sales-soar/article32972748/</a></p> <p>I look out my kitchen window on a mixed use property that has been vacant and housed only a growing population of rats for four years. I worry that when my bike shop's current lease is up in three years, I will find myself priced out of commercial real estate. I see beloved independent businesses closing every month.</p> <p>I recognize that this is largely a provincial matter, but is this issue on your radar? Is there any plan for action? It would be tragic if our main streets were abandoned in similar fashion to our residential neighbourhoods.</p>	

# Mayor and Council Feedback Report

Source: 3-1-1, in-person, mail and mayorandcouncil@vancouver.ca

Date Range: November 30, 2016

Action or Review Required from MAYOR/COUNCILLORS								
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Not Responsive to Request								

Case ID	Created Date	Requestor Name	Phone Number	Email	Case Details
101008764105	12/01/2016	s.22(1)		s.22(1)	Subject: Vancouver's mayor never dreamed foreign-funded housing crisis would get so bad. If only he'd been warned...   South China Morning Post lan Young's got this right!! Classy move Gregor trying to act like you had no way of knowing this was happening! You were calling us all racists for a few years along with your comrades Rennie and CC. You all denied any problem at all. You have all failed your citizens and I hope will pay the price! What a cowardly move to say all this BS! <a href="http://www.scmp.com/news/world/united-states-canada/article/2048798/vancouvers-mayor-never-dreamed-foreign-funded#comments">http://www.scmp.com/news/world/united-states-canada/article/2048798/vancouvers-mayor-never-dreamed-foreign-funded#comments</a>
1.01009E+11	12/01/2016	s.22(1)	s.22(1)	s.22(1)	Subject: Metro Newspaper advertisement - foreign investors Hello Mayor and Council, Please see today's (Thursday) full page back cover advertisement in today's Metro newspaper. It is a full page advertisement for a real estate agent trying to sell Vancouver real estate in China.
101008766829	12/02/2016	s.22(1)	s.22(1)	s.22(1)	Subject: I will not vote for any person who votes to ban homeless from sleeping on the streets!  Dear City Clerk. Please pass this message to the councillors. I will make a point of finding out which way they voted regarding banning homeless from sleeping on sidewalks. If a councillor votes pro banning sleeping on city sidewalks then that person should be required to open their own home to a homeless person and let them rest there permanently.  Are you afraid its gonna make our city less appealing to foreign buyers?!!!! Good. Foreigners should not be allowed to own more than one residential property and rich children of foreigners should not be allowed to own our property, unless they pay income tax for the equivalent amount of years it would take a local to save enough money to buy!
101008799592	12/08/2016	s.22(1)		s.22(1)	Subject: Foreign buyers involved in more Metro Vancouver residential real estate transactions in October   Vancouver Sun  Hello Mayor and Council,  Please read today's article from the Vancouver Sun.  <a href="http://vancouversun.com/storyline/foreign-buyers-involved-in-more-metro-vancouver-residential-real-estate-transactions-in-october">http://vancouversun.com/storyline/foreign-buyers-involved-in-more-metro-vancouver-residential-real-estate-transactions-in-october</a>
101008825837	12/14/2016	s.22(1)	s.22(1)		Citizen thinks that Mayor and Council has made a bad decision on foreign buyers allowed to buy properties in Vancouver. He said that it is not helping the local economy and it is killing business for a lot of developers with the 15% tax incurred for foreign investors. This will not suppress the price of homes and economically he believes that this is a very poor decision. This is causing major havoc and thinks that this is a horrible idea that is going suppress our population. He does not understand why the Mayor and Council has decided to go through with this, where other cities are welcoming foreign investors. He thinks that more affordable housing options should be offered instead of stopping foreign investors. He believes that Mayor and Council are painting a false picture that depicts Vancouverites to actually afford a home in Vancouver which is not true.
101008827638	12/14/2016	s.22(1)		s.22(1)	Subject: Foreign buyers involved in more Metro Vancouver residential real estate transactions in October   Vancouver Sun Hello Mayor and Council, Please read today's article from the Vancouver Sun. <a href="http://vancouversun.com/storyline/foreign-buyers-involved-in-more-metro-vancouver-residential-real-estate-transactions-in-october">http://vancouversun.com/storyline/foreign-buyers-involved-in-more-metro-vancouver-residential-real-estate-transactions-in-october</a>
101008855309	12/20/2016	s.22(1)		s.22(1)	Subject: Nearly half of B.C.'s most expensive homes secretly owned, raising fears of money laundering - Vancouver Sun Hello Mayor and Council, Please read today's shocking Vancouver Sun report that nearly half of BC's expensive homes are owned by secret shell companies. The article also describes the large amount of multi million dollar Vancouver homes owned by "students" and "homemakers". It appears that money laundering is playing an important role in why homes in Vancouver are unaffordable. Please advocate the Provincial government to have these loopholes closed so young people and families can stay in Vancouver.  <a href="http://vancouversun.com/business/real-estate/hidden-ownership-of-homes-prevalent-in-b-c-report-says-raising-money-laundering-concerns">http://vancouversun.com/business/real-estate/hidden-ownership-of-homes-prevalent-in-b-c-report-says-raising-money-laundering-concerns</a>

101008866768	12/22/2016	s.22(1)		s.22(1)	<p>Hello Mayor and Council,</p> <p>Please read today's Globe and Mail article about the real estate industry being a deterrent in getting accurate data on foreign investor numbers in real estate.</p> <p>This is not surprising as they have made record profits from foreign capital flooding into Vancouver.</p> <p>From The Globe and Mail: Realtors loath to share foreign buyer data, CMHC talks show</p> <p>Via The Globe and Mail's iPhone app</p>
101008867499	12/22/2016	s.22(1)		s.22(1)	<p>Hello Mayor and Council,</p> <p>It appears that Vancouver's housing crisis is now a cautionary tale for other cities. Please read the following article.</p> <p><a href="http://crosscut.com/2016/12/vancouver-real-estate-foreign-investment-lessons-seattle/">http://crosscut.com/2016/12/vancouver-real-estate-foreign-investment-lessons-seattle/</a></p>
101008867922	12/22/2016	s.22(1)	s.22(1)	s.22(1)	<p>Please read the following article about affordable housing in Vancouver. <a href="http://vancouver.sun.com/news/staff-blogs/why-is-cmhc-boss-trumpeting-dubious-foreign-buyer-stats">http://vancouver.sun.com/news/staff-blogs/why-is-cmhc-boss-trumpeting-dubious-foreign-buyer-stats</a></p> <p>Please read today's article from Global News about Vancouver rental incentive program hurting tenants and benefiting developers. <a href="http://globalnews.ca/news/3103720/vancouver-rental-incentive-program-hurting-tenants-benefiting-developers-experts-say/?sf44642560=1">http://globalnews.ca/news/3103720/vancouver-rental-incentive-program-hurting-tenants-benefiting-developers-experts-say/?sf44642560=1</a></p> <p>Please read the following article which describes 21 solutions to fixing Vancouver's housing affordability crisis. <a href="https://thepracticalutopian.ca/2016/12/03/canadas-housing-crisis-twenty-two-solutions/#_edn22">https://thepracticalutopian.ca/2016/12/03/canadas-housing-crisis-twenty-two-solutions/#_edn22</a></p> <p>Please read the following article regarding unethical practices in the Vancouver real estate industry leading to unaffordability. <a href="http://vancouver.sun.com/business/real-estate/real-estate-council-restricts-licences-of-two-fast-growing-vancouver-brokerages">http://vancouver.sun.com/business/real-estate/real-estate-council-restricts-licences-of-two-fast-growing-vancouver-brokerages</a></p> <p>The BC Liberals announcement of the homebuyers loan program is nothing more than a gift to the Real Estate industry and runs counter to recent policies aimed at cooling the hyper inflated real estate market in Vancouver. Not only will young people go into debt overextending into mortgages they cannot afford, but prices in Vancouver will most likely rise due to a flood in demand. This BC liberal policy essentially throws gasoline on the Vancouver housing market.</p> <p><a href="http://www.theprovince.com/news/local+news/government+offers+down+payment+loans+first+time+homebuyers/12532477/story.html">http://www.theprovince.com/news/local+news/government+offers+down+payment+loans+first+time+homebuyers/12532477/story.html</a></p> <p>Please read the cover story in today's Metro newspaper. <a href="http://m.metronews.ca/#/article/news/vancouver/2016/12/15/bcs-interest-free-loan-to-homebuyers-offers-much-risk-few-reward.html">http://m.metronews.ca/#/article/news/vancouver/2016/12/15/bcs-interest-free-loan-to-homebuyers-offers-much-risk-few-reward.html</a></p> <p>Please read the following article about the real estate funded BC Liberals and their new home loan program. After numerous policies aimed at cooling demand in the Vancouver housing market. It appears that they are now attempting to increase demand ? This will lead to increasing house prices and more young people going into debt!</p> <p><a href="https://beta.theglobeandmail.com/news/british-columbia/bc-offers-interest-free-down-payment-loans-to-first-time-buyers/article33335499/?ref=http://www.theglobeandmail.com&amp;service=mobile">https://beta.theglobeandmail.com/news/british-columbia/bc-offers-interest-free-down-payment-loans-to-first-time-buyers/article33335499/?ref=http://www.theglobeandmail.com&amp;service=mobile</a></p> <p>Please read the following article which will have great impact on Vancouver home affordability. <a href="http://globalnews.ca/news/3130685/terrible-policy-b-c-housing-incentives-widely-panned-by-experts/">http://globalnews.ca/news/3130685/terrible-policy-b-c-housing-incentives-widely-panned-by-experts/</a></p>

101008836099	12/16/2016	s.22(1)		s.22(1)	<p>Subject: City of Vancouver says it mistakenly gave \$1.5M break to real estate developer - Global BC</p> <p>Hello Mayor and Council,</p> <p>Please read todays shocking Global BC investigation on a tax break given to developer in Vancouver...</p> <p>Not only are developers getting rich selling luxury condos to foreign investors, but are also getting to pocket 1.5 million? Only in Vancouver I guess...</p> <p>Is this how the City of Vancouver does business in Vancouver's overheated real estate market?</p> <p>This is completely unacceptable!</p> <p><a href="http://globalnews.ca/news/3099233/exclusive-city-of-vancouver-says-it-mistakenly-gave-1-5m-tax-break-to-real-estate-developer/">http://globalnews.ca/news/3099233/exclusive-city-of-vancouver-says-it-mistakenly-gave-1-5m-tax-break-to-real-estate-developer/</a></p>
--------------	------------	---------	--	---------	---



MARK WIENS

PERSONAL REAL ESTATE CORPORATION

SHANGHAI'S LUXURY PROPERTY SHOWCASE

WOULD YOU LIKE TO MARKET YOUR HOME BEYOND THE MLS®, AT CHINA'S LARGEST INTERNATIONAL REAL ESTATE EXHIBITION?



Mandarin & English Speaking

I am taking a select number of listings to my dedicated space at the exclusive Luxury Property Showcase in Shanghai. As a Caucasian, yet Chinese speaking REALTOR®, I'm able to uniquely market your home to a high-end audience of over 5,000 VIP high net worth buyers.

65% of last year's attendees have an annual income of over \$500,000 USD and 46% are considering investing in Canada. With Vancouver's weakening housing market and the attractiveness of our city as a place to live, this is a great opportunity.

**CALL NOW, and get your property the exposure it deserves: 778-840-7653**



REALTOR® | 专业地产经纪

PERSONAL REAL ESTATE CORPORATION

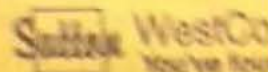
MARK WIENS

UBC大学国际关系学学士 | 曾留学浙江大学

MARK@MARKWIENS.CA | MARK

778.840.7653

is communication is not intended to induce a breach of an existing agency relationship.



From: "[Marion Jamieson](#)" s.22(1)

To: "[Stevenson, Tim](#)" <[Tim.Stevenson@vancouver.ca](mailto:Tim.Stevenson@vancouver.ca)>  
"[Reimer, Andrea](#)" <[Andrea.Reimer@vancouver.ca](mailto:Andrea.Reimer@vancouver.ca)>  
"[Meggs, Geoff](#)" <[Geoff.Meggs@vancouver.ca](mailto:Geoff.Meggs@vancouver.ca)>  
"[Robertson, Gregor](#)" <[Gregor.Robertson@vancouver.ca](mailto:Gregor.Robertson@vancouver.ca)>  
"[Louie, Raymond](#)" <[Raymond.Louie@vancouver.ca](mailto:Raymond.Louie@vancouver.ca)>

Date: 4/19/2016 11:07:11 AM

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,



Marion Jamieson

Director

Upper Kitsilano Residents Association

From: s.22(1)

To: "[Robertson, Gregor](mailto:Gregor.Robertson@vancouver.ca)" <[Gregor.Robertson@vancouver.ca](mailto:Gregor.Robertson@vancouver.ca)>  
"[Louie, Raymond](mailto:Raymond.Louie@vancouver.ca)" <[Raymond.Louie@vancouver.ca](mailto:Raymond.Louie@vancouver.ca)>  
"[Jang, Kerry](mailto:Kerry.Jang@vancouver.ca)" <[Kerry.Jang@vancouver.ca](mailto:Kerry.Jang@vancouver.ca)>  
"[Affleck, George](mailto:George.Affleck@vancouver.ca)" <[George.Affleck@vancouver.ca](mailto:George.Affleck@vancouver.ca)>  
"[Ball, Elizabeth](mailto:Elizabeth.Ball@vancouver.ca)" <[Elizabeth.Ball@vancouver.ca](mailto:Elizabeth.Ball@vancouver.ca)>  
"[Carr, Adriane](mailto:Adriane.Carr@vancouver.ca)" <[Adriane.Carr@vancouver.ca](mailto:Adriane.Carr@vancouver.ca)>  
"[Meggs, Geoff](mailto:Geoff.Meggs@vancouver.ca)" <[Geoff.Meggs@vancouver.ca](mailto:Geoff.Meggs@vancouver.ca)>  
"[Reimer, Andrea](mailto:Andrea.Reimer@vancouver.ca)" <[Andrea.Reimer@vancouver.ca](mailto:Andrea.Reimer@vancouver.ca)>  
"[Deal, Heather](mailto:Heather.Deal@vancouver.ca)" <[Heather.Deal@vancouver.ca](mailto:Heather.Deal@vancouver.ca)>  
"[Stevenson, Tim](mailto:Tim.Stevenson@vancouver.ca)" <[Tim.Stevenson@vancouver.ca](mailto:Tim.Stevenson@vancouver.ca)>  
"[De Genova, Melissa](mailto:Melissa.DeGenova@vancouver.ca)" <[Melissa.DeGenova@vancouver.ca](mailto:Melissa.DeGenova@vancouver.ca)>  
"[Kelley, Gil](mailto:Gil.Kelley@vancouver.ca)" <[Gil.Kelley@vancouver.ca](mailto:Gil.Kelley@vancouver.ca)>  
"[Mayor and Council Correspondence](mailto:mayorandcouncil@vancouver.ca)" <[mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca)>  
"[Molaro, Anita](mailto:anita.molaro@vancouver.ca)" <[anita.molaro@vancouver.ca](mailto:anita.molaro@vancouver.ca)>  
"[Heritage Action Plan](mailto:HeritageActionPlan@vancouver.ca)" <[HeritageActionPlan@vancouver.ca](mailto:HeritageActionPlan@vancouver.ca)>

Date: 4/25/2017 9:00:08 AM

Subject: Character Housing Review

From: s.22(1)

Vancouver, BC V6S1X3

Dear Mayor, and Members of Council-

I participated in a character Home Rezoning Open House, I completed the Character Home Rezoning On line survey. The demolitions are having a negative impact in my Dunbar neighbourhood. Just last week the turbidity levels in our water were so bad We were drinking bottled water. Yes we have had rain and no this has not caused this turbidity before. I suggest to you it is the numerous new construction sites on every street at least one house if not two houses are being demolished as I write.

Why did staff recommendations not include rezoning policies for retaining character homes despite the fact that 75% of respondents supported "increasing flexibility in zoning to support character home retention?"

The model to retain character homes has been in use in the USA since the 1970's. It is proven it works and they do not have a housing crisis or rental draught. There is no reason Character homes cannot be retained AND have new homes. Then the developers and the buyers who want character homes over unaffordable new homes have the choice.

Rezoning to protect character homes is mandatory;

To control the unsustainable level of demolitions in the city

New large luxury homes built in place of character homes increase the cost of living and perpetuate housing affordability crisis

Large synthetic replacement homes with shorter life-spans than existing homes are not environmentally sustainable

Conditional RT-like zones such as the one in Kitsilano have few demolitions and are among our most vibrant, family-friendly neighbourhoods

Incentives alone will not save these homes, but proper zoning policies will

Conditional retention-focused zoning can help increase affordability compared to new build luxury homes

#### Alternative Policies

These policies from City Council make sense and give more opportunities to folks who are not foreign owners with mega money. They will bring back families to our neighbourhood, and allow existing owners to densify the lot and die in place something you are advocating.

A conditional retention RT-model similar to parts of Kitsilano. (i.e. Character home retention leads to added conditional FSR and greater density. Character home demolition leads to reduced outright FSR)

Gentle density that leads to more affordable accommodation is needed. e.g. Retention, laneway homes, additional suites and infill

New builds on non-character home lots should be "secondary suite ready"

New builds on non-character home lots should go through design review based on the neighbourhood's design guidelines

Allow for conditional FSR on non-character home lots for new builds with secondary suites that follow design guidelines

Restore the democratic process and listen to the majority of consultation responses, which support "increased flexibility in zoning to support character home retention"

Thank you for your service to our great city. Please consider all your citizens needs. The idea of massive influx of folks to an area such as Vancouver without the necessary services ...transit, housing, clean water, greens space/trees is a recipe for disaster. Folks living on top of folks doesn't sound very inviting.....

s.22(1)

Someone is sitting in the shade today because someone planted a tree a long time ago.....Warren Buffett

From: s.22(1)  
To: "Reimer, Andrea" <Andrea.Reimer@vancouver.ca>  
Date: 9/7/2017 7:49:34 AM  
Subject: Cities Against the Wall

I hope you read this Andrea..... It is very good. It is an article that should be circulated in my view. What is your view on a Vancouver- Lower Mainland take off on this article being done? Would it be useful? s.22(1)

Begin forwarded message:

From: P2P Foundation <donotreply@wordpress.com>  
Subject: [New post] Cities Against the Wall  
Date: September 7, 2017 at 12:05:25 AM PDT  
To: s.22(1)

New post on P2P Foundation

## Cities Against the Wall

by ROAR Magazine

**Carlos Delclós** By now, the story is well-known in left-wing circles. Two years ago, a handful of civic platforms won municipal elections in most of Spain's major cities, including Madrid, Barcelona, Zaragoza, Cádiz and Santiago, among others. Spearheaded by prominent figures from the local social movements, they joined Podemos and various left-wing parties in campaigns that promised nothing short of a democratic revolution. In the aftermath of a brutal economic crash and an outbreak of corruption scandals, they would respond to the profound crisis of legitimacy affecting the Spanish state with a program of radical municipalism, channeling the bottom-up politics of the *indignados* movement that won hearts and minds in 2011.

Having reached the halfway point of their first mandate, it seems like a good time to ask whether and how the jump from the streets to the institutions has helped advance the demands of the social movements from which these candidacies derived their legitimacy. Have the possibilities for emancipatory systemic change grown and multiplied in this time? Or has neoliberal institutionalism converted and absorbed an entire generation of its opponents into its structure? These are complex questions. To begin to answer them, we might first consider the scale of the challenges facing these cities in the current stage of global capitalism. We'll focus first on the signature issue on which many of the activists who became politicians built their legitimacy: the right to decent housing.

### The Great Wall of Money

Walking around Sants or similar working-class neighborhoods in Barcelona, you're likely to see several flyers offering to buy apartments. Some are handwritten, others are printed out in Arial or Comic Sans fonts. They contain little information besides a first name and a phone number. Some are simply anonymous. But though their appearances may vary, they tend to lead to the same phone numbers.

An investigative report by the autonomous weekly *La Directa* revealed that these flyers can be traced back to a handful of companies that have been buying up entire residential blocks, often with renters still living in them. They then persuade tenants to leave their homes, renovate the building and either sell it or rent the flats out at higher prices. How the companies persuade tenants to leave varies. They might offer cash, drastically raise rent or simply refuse to renew a rental contract. When tenants resist, they hire companies like Desokupa ("Un squat") to forcefully remove them, providing gainful employment to beefy fascists and often breaking the law in the process. This practice tends to be depicted in the media as a local problem in which a handful of unscrupulous businesses exploit loopholes and legal grey areas to turn a profit. But it goes far beyond Barcelona. Companies like these are the shock troops of a massive rent bubble that is affecting all of Spain's major cities. According to leading Spanish property website *idealista*, rental prices increased across the country by 15.9 percent in 2016 alone, with year-over-year growth rates approaching 20 percent during the first trimester of 2017 in places like Barcelona, San Sebastian and the Canary and Balearic Islands. At the neighborhood level, the numbers are simply staggering. In places like the Sant Martí and Sant Andreu districts of Barcelona, rental prices have increased by over 30 percent relative to the same time last year.

Few can deal with such sharp increases. As a result, longtime residents are being displaced from their neighborhoods by what real estate services firm Cushman & Wakefield has dubbed "The Great Wall of Money," a massive pot of capital for global real estate investment worth about \$435 billion. As former UN Special Rapporteur on adequate housing Raquel Rolnik describes it, the Great Wall of Money is a floating cloud of finance capital seeking to materialize in a way that evokes colonization. "I deliberately use the term 'colonization' because it involves territorial occupation and cultural domination," she explains in a recent lecture at the Center for Contemporary Culture of Barcelona. "This colonization has just one objective: to extract rent by opening up new frontiers that are capable of generating interest for finance capital."

While the use of colonization as a metaphor is problematic for its erasure of slavery and genocidal violence, what is certain is that governments thirsting for foreign investment are competing to land this capital in their countries despite its distinct lack of interest in the lives of residents. In Spain's case, the country recently attracted the Wall of Money by becoming an emerging market for real estate investment trusts, or REITs. These are companies owning income-generating real estate that can be either residential or commercial. The vast majority of that income must be derived from rent and paid out to shareholders as dividends.

REITs were introduced as a legal form in Spain in 2009 under a Socialist Party government. Initially, they were unsuccessful due to a corporate tax rate of 19 percent. But in 2012, Mariano Rajoy's right-wing government exempted REITs from this tax. It was after this reform took effect that rental prices took off across the country. Alongside developments like the rise of rent-extracting platforms such as Airbnb — which blur the line between residential and commercial properties or formal and informal economies — the central government's measure breathed new life into the very sector that provoked Spain's economic crisis in the first place. The work of managing its most dire effects was left to the municipal governments.

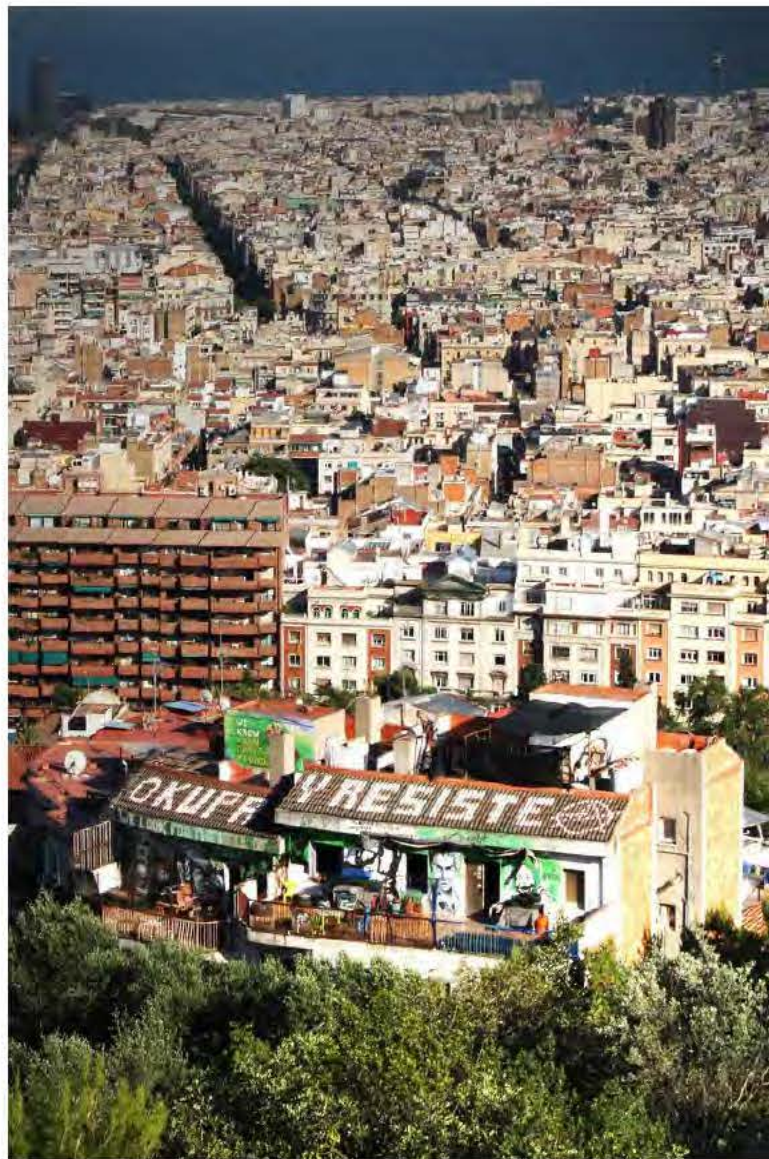
### Cornered by the State and the Market

It is safe to say that, in Spain, the degree of conflict between city governments and the territory- and rent-seeking finance capital of the Great Wall of Money is at its highest in Barcelona. This is unsurprising, since it is here that both the Spanish housing movement and the municipalist wave were born. Barcelona is also where the link between the movements and the electoral platform is most robust, and the line between activists and representatives is haziest. At the local level, this is common knowledge that can be written off as a talking point. For outside observers, however, it is helpful to consider what this looks like on any ordinary day.

Recently, Barcelona En Comú councilwoman Gala Pin went on the agenda-setting Catalan morning show *Els matins* and confronted the co-founder of MK Premium, the most prominent of the property vultures identified by *La Directa*'s investigative report. In a heated exchange, she characterized MK Premium's work as *violencia inmobiliaria*, or "property violence." Her choice of words matched the discourse of the housing platform she helped lead before becoming a representative, the Plataforma de Afectados por la Hipoteca, or Mortgage Victims Platform (PAH). As a result of her choice of words, she was accused of demagoguery by the right-wing opposition and sued by MK Premium for slander.

Pin's nods to the housing movement go beyond mere rhetoric. She often uses her large following on social media to make evictions visible and boost efforts to stop them. "Tomorrow we have five evictions," reads a typical post. "Despite our efforts, we need collaboration to stop one. Arc del Teatre Street, 9 30am."

These posts have been criticized in some radical-left circles as either being propagandistic or preemptively deflecting blame for the evictions that do take place under Barcelona En Comú's watch. Others argue that Pin and other council members using this approach are simply being transparent about the limits of institutional power and calling on people to overcome them when this is unjust. What is clear is that the approach is effective. The resulting mobilizations have stopped numerous evictions, and even more have been stopped by the network of housing offices that the city government revamped to mediate between tenants and landlords.



"Occupy and Resist." A squat in Barcelona. Photo by [Oriol Salvador](#)

This is just one example of how tension between social movements, local representatives and public administration can be used to strengthen resistance against the impositions of higher-level institutions and economic forces. And Barcelona is not the only city where the municipal government has become more porous to pressure from below. Manuela Carmena's Ahora Madrid, for instance, have opened the city's participation system up to citizen-initiated proposals and, like other cities, allocated a portion of the city coffers to participatory budgeting. In Valencia, where progressive green coalition Compromís governs with the support of Valencia En Comú and the Spanish Socialist Party, the city is undertaking a massive shift towards a pedestrian and bike-centered model of sustainable urban mobility. And in Zaragoza, grid electricity is now 100 percent renewable and energy spending has been reduced by nearly 15 percent.

All of these cities have disproven the European Union's "no alternative" dogma about austerity by increasing social spending and expanding the public housing stock while maintaining balanced budgets and, in some cases, even reducing deficits. They are also pressuring the central government to take in more refugees, and some are defying Rajoy's racist 2012 healthcare reform by providing universal healthcare regardless of one's documentation status. In Madrid, Barcelona and Valencia, city governments have repeatedly expressed their desire to close immigrant detention centers, citing human rights violations and taking symbolic and legal actions against them as a result.

These are by no means revolutionary measures. Taken together, they amount to a straightforward social-democratic program combined with green urbanism and participatory governance. But in Europe's current political climate, polarized as it is by neoliberal technocracy and the ultra-nationalist far right, this is nothing to sneeze at. What makes their defense of the most basic social advances of the last several decades all the more noteworthy is that it has been carried out by minority governments in a highly fragmented political system.

But this success is fragile against the power of the state and the whims of the market. To impose austerity on cities with left-wing governments, the central government merely has to enforce the legislation it passed in 2013 to dramatically reduce municipal autonomy. Treasury Minister Cristóbal Montoro has already made his intent to do so abundantly clear. Meanwhile, the rent bubble continues to expand, pushing residents out of their homes and further from the urban center. Cornered by these looming threats, cities cannot afford to limit their efforts to holding the fort — they must also push back.



## A Dynamic of Conflict and Complicity

In early June 2017, several neighborhood marches converged at the Plaça Universitat in the center of Barcelona. From there, a crowd of three thousand people ambled through Sant Antoni, Poble Sec and the Raval, three of the areas targeted by the Great Wall of Money. At several points, they stopped in front of specific housing blocks where tenants were resisting the efforts of speculators to kick them out. When they reached the end of their route, protesters cracked open a block of ten flats that had been abandoned for eight years and squatted it.

The march was the latest action in a growing cycle of struggles against the new property bubble. Organized by a platform called Barcelona No Està en Venda ("Barcelona Is Not For Sale"), it brought together several neighborhood assemblies that have sprung up in the last two years to fight displacement by illegal tourist flats and rising rent. It also included the Sindicat de Llogaters, a local Renters' Union that took shape in early 2017, as well as the anarcho-syndicalist CGT union, the Barcelona Federation of Neighborhood Associations, the Neighborhood Assemblies for Sustainable Tourism and the PAH.

Actions like these set the agenda of public debate, forcing governments and political parties to demonstrate their priorities. In this particular case, it wrested the microphone away from the establishment press, which had hoped to frame recent conflicts between the City of Barcelona, Airbnb and the tourism lobby as one of "touristophobia," to borrow the term introduced by *El País*. Instead of complying with an anti-tourist framework — which has racist, classist and xenophobic undertones — the social movements have centered conflict on the property bubble and gentrification. For the most part, Barcelona En Comú have adopted this framing, albeit in confrontation with some sectors of the movement regarding how to target speculators.

This dynamic of conflict and complicity between movements and left-wing parties is particularly visible in Barcelona because the city's long history of bottom-up organizing has produced a thick social fabric. During the institutional turn that gave way to Barcelona En Comú, the biggest risk was that the transfer of notable activists from the streets to the institutions would produce something like a "brain drain," gutting and weakening the social movements. But a look at the social conflicts that have taken place since that turn reveals a somewhat different scenario.

Barcelona En Comú has been relatively effective in translating the demands of the social movements that its individual members came from into public policy proposals. They have been less effective in dealing with the demands of movements they had little experience with previously, such as the city's street vendors and public transport workers. As a result, these movements have emerged as protagonists in the city's current structure of social antagonism. How the tensions they produce are resolved remains to be seen.

In Madrid, however, there is far less complicity between the social movements and the municipal platform, and far more confrontation. Though its system of primaries was more open than Barcelona En Comú's, the confluence of organizations that gave way to Ahora Madrid is much more fractured. Moreover, their consensus candidate, current mayor and former judge Manuela Carmena, comes from a much more institutional background than those leading municipalist platforms in other cities.

The difference shows. Carmena has bucked the party's program on several occasions, using the cult of personality around her and Spain's "presidentialist" model of municipal governance to isolate herself from criticism by the more radical organizations integrated into Ahora Madrid, such as Ganemos and the Anticapitalistas wing of Podemos. The most disturbing symptom of this divide is the fact that El Pabó Maravillas, the squat where Ahora Madrid was conceived, is set to become a block of tourist flats. Here, the gap between the movement and the institution broke ground for the Wall of Money.

## Municipalism with a Purpose

For Spain's municipalist platforms, the problem is that municipalism on its own is not an ideology. It is a form of governance. It can just as well be capitalist or communist, totalitarian or libertarian, nationalist or internationalist. Left open, it is just a brand to fill with capital or an excuse to transfer blame to other instantiations of administrative power. Moreover, an overly simplistic understanding of municipalism risks steamrolling over the conflicts between differing types of municipalities and the power imbalances produced by decades of urbanization and globalization. This is particularly relevant when we consider the profound cultural and political cleavage that has emerged in the Global North as a result of urban extractivism, which pits progressive growing cities against nativist depopulating villages.

To break with the narrow limits and toxic relationships of the neoliberal status quo and avoid becoming a mere vehicle for the reproduction of administrative and territorial self-interest, an emancipatory municipalism requires a horizon to walk towards. This is precisely what social movements provide. In every injustice that they denounce lies a way the world should be and a set of values and practices suppressed by the current social order. From a leftist perspective, these are none other than mutual aid and solidarity.

Materializing values as practices is a cultural and ideological task more than it is a technical one. The logic of governance, in contrast, is mostly technical. As such, it is centered on control and predictability. To avoid being subsumed by that logic of control and predictability, it is not enough for the new representatives to take on the demands of the movements that put them in power. They must instead nurture all of the movements growing in the cracks of the institutional architecture they've inherited, as it is precisely these cracks that the Wall of Money seeks to fill with concrete.

The beauty of the Spanish municipal platforms' electoral victories two years ago was that their very existence was not predicted by the technical logic of governance. This is why municipal gatekeepers view them as a democratic error. What they have now is an opportunity to dismantle that architecture and open it up to the people, movements and memories that have been repressed, erased, exploited or ignored until now. Going forward, their challenge will be to create more uncertainty for speculators and less for those who hope to inhabit the city.

Carlos Delclós is a sociologist, researcher and editor for *ROAR Magazine*. His research interests include international migration, social stratification, fertility, urban sociology, social movements and cultural theory.

Originally published in *ROAR Magazine* Issue #6, "The City Rises".

Lead illustration by [Luis Alves](#)

[ROAR Magazine](#) | September 7, 2017 at 9:00 am | Tags: [barcelona](#), [Carlos Delclós](#), [Cities](#), [civilization](#), [cultural domination](#), [culture](#), [global inequality](#), [Municipalism](#), [municipalization](#), [Spain](#), [Spanish Municipalism](#) | Categories: [P2P Culture and Politics](#) | URL: <http://www.p2p-foundation.net/cities-against-the-wall/2017/09/07/>

[Comment](#) [See all comments](#)

[Unsubscribe](#) to no longer receive posts from P2P Foundation.  
 Change your email settings at [Manage Subscriptions](#).

Trouble clicking? Copy and paste this URL into your browser:  
<https://p2p-foundation.net/cities-against-the-wall/2017/09/07/>

From: s.22(1)

To: ["Robertson, Gregor" <Gregor.Robertson@vancouver.ca>](mailto:Gregor.Robertson@vancouver.ca)  
["Deal, Heather" <Heather.Deal@vancouver.ca>](mailto:Heather.Deal@vancouver.ca)  
["Louie, Raymond" <Raymond.Louie@vancouver.ca>](mailto:Raymond.Louie@vancouver.ca)  
["Reimer, Andrea" <Andrea.Reimer@vancouver.ca>](mailto:Andrea.Reimer@vancouver.ca)  
["De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>](mailto:Melissa.DeGenova@vancouver.ca)  
["Stevenson, Tim" <Tim.Stevenson@vancouver.ca>](mailto:Tim.Stevenson@vancouver.ca)  
["Affleck, George" <George.Affleck@vancouver.ca>](mailto:George.Affleck@vancouver.ca)  
["Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>](mailto:Elizabeth.Ball@vancouver.ca)  
["Jang, Kerry" <Kerry.Jang@vancouver.ca>](mailto:Kerry.Jang@vancouver.ca)  
["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)

Date: 10/14/2017 4:09:16 PM

Subject: Courage +Your Conscience vrs City properties turning into poker chips for offshore buyers

This letter is re: the NE corner of Mackenzie Str and 33rd Ave. But much more too.

I hope that you have already heard plenty about the highly controversial development project slated for re-zoning, development at the very valuable, strategically placed piece of Vancouver real estate that The Architect has openly proclaimed is aimed at selling to Off-shore-Foreign buyers and thence obviously not in the interests of tax-paying (Income tax paying, Working in the City and/or Actually Studying students in Vancouver) and certainly not in the interests of those who are suffering the Vancouver Housing Crisis.

This is the NE corner of MacKenzie & 33rd, Vancouver.

How do you, Gregor and your council members manage to sleep at night when very obviously you are glove-in-hand with developers in order to to maximize tax revenue and are Not Interested in addressing the basic needs&values of housing the Tax-Paying, Community Supporting, Actual Residents of Vancouver ????

Why are you Draining this City of Affordable Housing for Working-Income-Tax-paying,Economy-Generating People in favour of selling land to off-shore buyers who only buy land here in order to Make Money. Off-shore buyers buy. They don't Live here to contribute to the Economy via Income Tax or to the community by Being here or investing in Local Businesses. The buy + sell for their own profits. It is happening right next door to me and in my street in and all over in this Kerrisdale Community. Off-shore Buyers, even if the family of the patriarchate remains in this city, contribute Nothing to the Canadian Economy via Income Tax or to the local community or to culture here.

I and my UBC -students live embedded in this dilemma, in the community of Kerrisdale.

I Do Not Resist Re-Zoning + Densification (it's being going on Forever in all Cities of the World for a long, long time) It's not big news .

What I am Against Is that This City Council is obviously, actively selling off Vancouver City Land to Foreign Buyers to purchase for Investment Purposes while this City is in a well-publicized housing crisis. People who work In Vancouver (and they are fewer+fewer because viable businesses can not attract talent because the cosy st of housing is too high) and local young people who want to

study at UBC have very little ability to Live in the City They Work or Study In... (and then, as Gregor would have it, Cycle to Work) !! Are you kidding me G!! Young people accepted @ local colleges (unless they are foreign "students" living in multi-million dollar residences!!) can not find affordable housing and pay off their student loans and find employment any more. They certainly are not cycling to work or college. !!

If one is forced to find affordable housing Vancouver-cities for example, you City Council Members will Never find these people able to Cycle to work or study esp in the winter months. *Income* and Property Tax paying Working Residents and Actual Students ( not the fake one who preside over large properties in Pt Grey) of the Vancouver Area

Gregor and Council Members, you must be insane to keep augmenting Cycle Lanes (and I Am A Daily Commuter Cyclist and have been for > 30 yrs) to such Insane Degrees ?? Why is my money going into widely over-done cycle-lane projects while you demolish my community by selling off land to foreign investors who only want to profit on land transactions?

Vision is developing a Hollow, largely vacant, Foreign Owned City. Just look at the stale Cambie Corridor. It is No Longer a Destination. It has no heart. No Soul. It did not retain Community Minded (small businesses that can no longer afford the rent of re-developed properties) Businesses.

The loss of my community ie: 33rd & Mackenzie, will be yet another example of Vision being Vision-For-Profit, Completely in bed with Developers, From probably, "Overseas" This is No Vision for my community. Despite the "highly disingenuous" community consultations, Gregor is in bed with Developers. End of Story for communities and community-minded Actual Residents of this City and Actual Students @ UBC or the community colleges.

Please Have the Courage to try to Retain well-loved, Community Minded locally employed, friendly businesses when you knock-down properties (which I don't mind in principle, living as I do in a 1910 house which Just Should be demolished at some point) ie @ 33rd & Mackenzie NE. The SW side development has already been obviously sold to off-shore investors with the minor exception of the ground floor bakery/cafe. Everything else in this development is DEAD. Devoid of *Community Minded Peoples*.

*Gregor, unless you + etal Change your obvious Priority of Absolute Maximum Profit re: Property Tax Rev via prioritizing off-off-shore-buying to fund for example your insanely overly-developed bike paths (did I mention I have been an avid daily-commuting cyclist for > 30 yrs ...and a Tax-paying + resident one?) at the Expense of of Actual City of Vancouver Residents, including the well-publicized homeless persons, I expect that your legacy will be be as it should. An Elite Profit Mongering Egotist who Destroyed "Vancouver". The Real, Functional, Community-Minded Vancouver.*

Vancouver, under Gregor's watch, "Vision" , Vancouver is rapidly becoming a bland, foreign-owned, big-label (to be found in any duty-free section of the airport), un-attainable for Working Vancouverites City of sorts.

C

Please try to offer monetary incentives to Keep (at the very least!) the Bigsby Bakery in Kerrisdale @ 33rd & Mackenzie. It is a Very Popular, Venerated Quality Community Hub and just shoving in

an American (!) Business like Starbucks or an over--represented business like a "Pharmacy" would do the COMMUNITY no service. A Big Dis-service. An Insult !

I am speaking on behalf my kids too.

Gregor, why are you Ruining this City and Un-Enabling the Less-Fortunate in your rabid pursuit of profit???

C



From: s.22(1)

To: "Reimer, Andrea" <Andrea.Reimer@vancouver.ca>

Date: 4/4/2016 7:31:12 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 s.22(1) 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

s.22(1)

s.22(1)

From: s.22(1)

To: ["Public Engagement" <Public.Engagement@vancouver.ca>](mailto:Public.Engagement@vancouver.ca)

Date: 10/13/2016 11:35:50 AM

Subject: EHT Questionnaire, comments, and observations

Hey Talk Vancouver Team, Mayor Robertson, and City Councillors;

Your survey was like a maze- forcing us compliant rats to answer your questions in a prefixed order so you could tally the results-that all led to one of your preferred outcomes. Why was there no space on the questionnaire(s) for comments and suggestions? Oh, sign up for a different forum.

It seemed that everything was in place already for the money grab. Just figure out what % to charge property owners and off you go. More money for big government. Ugh.

Oh, and bye the way, how about an exemption for seniors and retiree owners to this new un- occupied/partially occupied/occasionally occupied class of housing that Council is determined to create?

And also, how does an occasional occupant rent out their home/apt and use it themselves? One wud not only have an invasion of ones privacy in their sanctorum but necessarily get very low rent for the tenant to vacate when the owner wanted to use their own place. So much for private property rights....

So, if those of you in authority that read this and have an open mind (regardless of what Vancouver City Council has already approved) please note that if one believes in the free market system, capitalism, you leave the market alone and let it dictate how prices and vacancies move. If the general population wants more housing of any kind, give tax breaks and credits for private enterprise to deliver that product. Collecting these back breaking taxes will see the taxes disappear into other unrelated projects (even though you say otherwise now) and the housing product promised wont be delivered in volume or time. Or cronyism will give the construction jobs to overcharging supporters.

Talking of providing housing. Government just purchased the railroad right of ways running thru the city. The City should build over those right of ways.

Government is getting money from the new foreign investment tax that this additional. The new EHT really should be delayed for a year or two until you see the outcomes -intended and otherwise of that tax. Those mandated taxes are already affecting the market. Most property owners I have talked to, including brokers, are not happy with the results showing up.

How many legs of the economy can you cut down before the chair falls down?

And in closing (if some of you are still reading) how about the dream of working hard, becoming successful, and having a second home somewhere? Those people who own second homes dont use the schools, and other government and social services. We are already paying more and getting less. If there are services being used as they were not intended, then change the rules for those services. Government through its general taxes should carry the burden of the programs it wants to provide. The tax rate you have quoted in the survey is unreasonably high- even at the lowest rate. Could any of you afford to pay those monies on a second home or apartment you owned?

There will always be a category of people for whom all tlhings can not be made right. That is why less expensive housing outside of the urban core must grow-but not soley on the backs of homeowners not occupying as much of the time as someone arbitrarily determines. The approach you are taking, on top of all the myriad of very high taxes already charged for everything, will ultimately break the camels back.

Sincerely,

s.22(1)

From: "[Krishna, Kaye](mailto:Kaye.Krishna@vancouver.ca)" <[Kaye.Krishna@vancouver.ca](mailto:Kaye.Krishna@vancouver.ca)>  
To: "[Reimer, Andrea](mailto:Andrea.Reimer@vancouver.ca)" <[Andrea.Reimer@vancouver.ca](mailto:Andrea.Reimer@vancouver.ca)>  
Date: 10/27/2016 7:49:32 AM  
Subject: Fw: 1753-1757 West 11th approved for demolition

FYI

Sent from my BlackBerry 10 smartphone on the Bell network.

---

**From:** s.22(1)  
**Sent:** Thursday, October 27, 2016 8:47 AM  
**To:** Krishna, Kaye  
**Subject:** RE: 1753-1757 West 11th approved for demolition

---

Dear Kaye,

Thank you for taking the time to respond.

As the development is legal and the developer has sidestepped all Tenant Relocation and Compensation under both the new and old Rate of Change, once he has all of the permits we will be evicted with 2 months' notice and one month's free rent. There is nothing the Residential Tenancy Branch can do.

Warmest Regards,

s.22(1)

---

**From:** Krishna, Kaye [<mailto:Kaye.Krishna@vancouver.ca>]  
**Sent:** October 27, 2016 12:15 AM  
**To:** s.22(1)  
**Subject:** RE: 1753-1757 West 11th approved for demolition

s.22(1)

Thank you for your email and I'm very sorry to hear about your situation. By the sound of it, the building owner has not adequately communicated with the tenants or given proper notice. If you have not already done so, I suggest you immediately contact the Residential Tenancy Branch, who has jurisdiction over tenant rights and may be able to help.

We've looked into this from a development perspective and the development approach is in keeping with current zoning and other bylaws. As Kyle indicated, this is in RM-3 zoning in which the development of 5 dwelling units or less is as of right and the building is not protected through heritage bylaws. I will share your larger concerns and requests for larger planning studies, but at this time the current zoning enables the site redevelopment.



Best and hope that the Rental Tenancy Branch can assist.

Kaye

**KAYE KRISHNA** | General Manager  
Development, Buildings, & Licensing  
(O) 604.873.7160 | s.15(1)(f)

---

CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited.

**From:** s.22(1)

**Sent:** Wednesday, October 26, 2016 9:05 PM

**To:** Krishna, Kaye

**Subject:** 1753-1757 West 11th approved for demolition

Dear Kaye,

I am writing to you because you are the General Manager of Development Services, Building and Licensing.

I am a tenant at 1753-1757 West 11th Avenue in South Granville that was just approved for redevelopment, at a time when the vacancy rate is 0.6%. The approved redevelopment is for a new building with only 4 units and is destroying a 100+ year house that was legally converted into six apartments. We the tenants only found out last week that the development was approved and that we face imminent eviction possibly on November 1st, 2016 with no tenant relocation and compensation.

The building was sold as an apartment building and investment property in 2015. The developer has tried since buying the property to "flip" the apartment building as an investment property while at the same time applying for redevelopment. This was the latest listing for sale: [http://apartmentblocks.ca/listings/wp-content/uploads/2016/06/1753\\_W11\\_St-Brochure.pdf](http://apartmentblocks.ca/listings/wp-content/uploads/2016/06/1753_W11_St-Brochure.pdf) The approved redevelopment (DE419652 & related building permit BU468700) is for a new building. We are not allowed to see the redevelopment plans because we are tenants. We found this on-line for the new building: <http://dlpdesigns.com/portfolio/items/1753/>

We believe the developer armed with legal advice found the perfect loophole and was given approval to redevelop the property with no discretionary review and **also sidestepped any Tenant Relocation compensation under the new or old act.** (We have long-term tenants in the apartment building.)

As advised by the City of Vancouver, Kyle Pringle, Project Coordinator. Development Review Branch. *"The proposed development, a four unit Multiple Dwelling, is permitted outright in the RM-3 zone. That means a discretionary review by Planning staff and the Director of Planning is not required, and, as long as the proposal complies with the outright provisions of the RM-3 District Schedule, a permit must be issued. Because a discretionary review was not required, notification postcards were not sent out, comments from the neighbourhood were not solicited, and details of the development were not uploaded to development.vancouver.ca. Refer to Section 2.2DW – Multiple Dwelling consisting of five or fewer dwelling units of the RM-3 District Schedule.*

***The RM-3 District Schedule places restrictions on the development of six or more unit Multiple Dwellings but not four unit Multiple Dwellings as proposed. If the applicant had proposed a six unit Multiple Dwelling, for example, then Tenant Relocation Policies would apply and the new dwelling units would have to be rental units. Refer to Section 3.2DW – Multiple Dwelling consisting of six or more dwelling units of the RM-3 District Schedule."***

We the tenants also believe to the best of our knowledge that this development is being 100% funded by foreign investment. The landlord, Hamid Naimi uses the company name Dana Developments on correspondence with the address office at Suite 106-1687 West Broadway. Yet when we google the address it is listed as Nanaimo Immigration Services and his linked profile lists him as an Immigration Services Consultant in Canada. We can't find any information on Dana Developments.

We the tenants are terrified at the prospect of finding an apartment in the current rental market conditions as well as facing bidding wars, long line-ups, fixed tenancies, huge increases in rent and the financial burden of moving. The stress is overwhelming especially when we can't get a straight answer from the city on when we will be evicted except that the demolition permit could be issued any day. We also love this house that is over 100 years old and our apartments. It was at one time I believe a women's shelter before being converted into an apartment building.

We the tenants believe with the proposed skytrain line on West Broadway that a proper urban planning study needs to be completed which will look at future growth, increasing density and ensuring affordable rental units. We found out yesterday that 1790 West Broadway, a 3 storey building with 36 strata units located almost directly behind our apartment building is looking at an offer of sale next month. [http://www.collierscanada.com/20136#.WA\\_7oMn744Q](http://www.collierscanada.com/20136#.WA_7oMn744Q) We believe this is another valid reason to halt the demolition permit until a plan for the future growth of this block is completed by the City.

We also fear that the developer who has proven history of acting in bad faith, will flip the property once the house is

demolished and may try to sell as vacant land. See our story here for the developer acting in bad faith: <https://www.facebook.com/VancouverVanishes/posts/1017677244939680> This was followed by “legal eviction notices” stating that we must leave due to family members occupying all suites. We took this to the Residential Tenancy Board and won. I would be happy to send you a copy of the ruling.

We are not a statistic. We live, work and contribute to this city. Who we are: We the tenants (not the short-term renters who occupied 2 suites after the building was sold) include s.22(1)

s.22(1) story can be viewed here. She speaks at 1:30:07 s.22(1)

If the developer armed with legal advice can find a loophole to allow this to happen, then in my opinion the City who has the financial and legal resources should find “a loophole” to delay the demolition permit. The longer we can stay in our homes gives us a better chance of finding an affordable apartment in the hopes that the vacancy rate will improve or at least have the option to move in the Spring when there is more movement in the rental market.

Thank you for taking the time to read this email. Are you able to help us fight this redevelopment or delay the demolition permit?

Sincerely,

s.22(1)



Virus-free. [www.avast.com](http://www.avast.com)



Virus-free. [www.avast.com](http://www.avast.com)

From: s.22(1)

To: [gregor.robertson@vancouver.ca](mailto:gregor.robertson@vancouver.ca) <'gregor.robertson@vancouver.ca'>

Date: 3/13/2016 9:34:20 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 31<sup>st</sup>, 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+2012/1757994/story.html>

3)

4)

[https://www.reddit.com/r/vancouver/comments/48pwgg/demolition\\_for\\_century\\_old\\_vancouver\\_home\\_worth/](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 <sup>s.22(1)</sup> I 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](mailto: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](https://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](mailto:provletters@theprovince.com); [jmackie@postmedia.com](mailto: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) sister 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) and our dog, Becky.



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: s.22(1)

To: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)  
["Affleck, George" <George.Affleck@vancouver.ca>](mailto:George.Affleck@vancouver.ca)  
["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)  
["De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>](mailto:Melissa.DeGenova@vancouver.ca)  
["Deal, Heather" <Heather.Deal@vancouver.ca>](mailto:Heather.Deal@vancouver.ca)  
["Jang, Kerry" <Kerry.Jang@vancouver.ca>](mailto:Kerry.Jang@vancouver.ca)  
["Louie, Raymond" <Raymond.Louie@vancouver.ca>](mailto:Raymond.Louie@vancouver.ca)  
["Meggs, Geoff" <Geoff.Meggs@vancouver.ca>](mailto:Geoff.Meggs@vancouver.ca)  
["Reimer, Andrea" <Andrea.Reimer@vancouver.ca>](mailto:Andrea.Reimer@vancouver.ca)  
["Stevenson, Tim" <Tim.Stevenson@vancouver.ca>](mailto:Tim.Stevenson@vancouver.ca)

Date: 1/17/2017 8:34:05 AM

Subject: Fwd: Character Home Retention Plan: please forward

Mr. Mayor, councillors,

I would like to express my opposition to The City of Vancouver's strategy to preserve pre-1940's houses. While I do not object to the preservation of such houses that have legitimate historic or architectural value, I do not believe that houses deemed to have 'character' alone should be the object of a civic retention effort.

The visual aspect of a home is the preference of the owner and, while third parties may admire the owner's taste, this admiration does not give them the right to demand that the home be preserved indefinitely. If the City wishes to promote character, it has the tools at hand in the form of design guidelines which can assure characterless homes are not built.

The premise that pre-1940's homes can be retro-fitted economically to today's standards of energy efficiency and safety is simply not true. Nor is the contention that the materials used in their construction are superior to today's materials. In the course of restoring and renovating a pre-1940's home, significant amounts of asbestos contaminated insulation, plaster and paint must be dealt with. Old 'knob and tube' wiring must be replaced, collapsed clay perimeter drains must be replaced, copper and lead plumbing components must be replaced, and insulation placed in the walls (all of which necessitate the removal of most of the interior walls).

While some of the pre-1940's housing stock has been properly restored, most of it has had primarily cosmetic attention.

Those asserting that 'character' elements have to be preserved conveniently forget that those elements are subject to wear and routine replacement i.e. Hardwood floors, door hardware and other fittings, windows, cladding, etc. They also deny the reality that most 'character' features can be duplicated in new construction. The truth is that almost any 'character' feature can be copied at a price.

Having restored and renovated several pre-1940's homes, I am well aware of the costs and limitations involved. I would only recommend to those with a passion for old houses and very deep pockets. The idea that such projects are affordable for those who cannot afford new homes is wishful thinking. The reality is that people may buy pre-1940's homes but such buyers will not be able to afford to preserve them properly.

The idea that discouraging new construction of homes so that people can buy 'affordable' old houses ignores market preferences and prevents current owners of older homes from realizing the full value of their homes. This 'Robin Hood' approach ignores the fact that current home owners have had nothing to do with promoting market demand - throwing them 'under the bus' in response to the influx of pressures exerted from foreign buyers is nothing short of ludicrous.

I would ask you to re-examine the rationales that have been put forward for this initiative. I have discussed this issue with a great many property owners and precious few support it. These few, however, seemed to have captured your collective ear by claiming to represent communities which they did not consult prior to enlisting your efforts for preservation. Significant numbers of property owners were diametrically opposed to preservation and resent being 'sold down the river' by a small group of retention activists.

Respectfully,

s.22(1)

Vancouver, BC

V6J 4E3

s.22(1)

Sent from my iPad

From: s.22(1)  
To: "Reimer, Andrea" <Andrea.Reimer@vancouver.ca>  
Date: 2/8/2016 9:03:46 PM  
Subject: Fwd: Housing Crisis

For your consideration, Councillor Reimer.

With kind regards,

s.22(1)

----- Forwarded Message -----

Subject: Housing Crisis

Date: Mon, 8 Feb 2016 20:49:19 -0800

From: s.22(1)

To: [premier@gov.bc.ca](mailto:premier@gov.bc.ca)

Dear Madame Premier, I am writing in support of David Edy's call for an independent review of the recent revelations of real estate "fraud" being perpetrated by Vancouver realtors. I applaud Kathy Tomlinson on her excellent investigative reporting. I understand that this review has been approved. It is with extreme frustration that so many citizens are losing faith in the democratic process. The question of real estate speculation, inflated/unattainable prices for Canadian taxpayers, irresponsible rates of demolition, unregulated and massive inflow of foreign funds, increasing property taxes, destruction of neighbourhoods, waste of very livable homes, empty condos, loss of green canopies, struggles of teachers who try to cope with class composition, traffic congestion, spot-rezoning, over-development of new sites which ignore neighbourhood vision statements, loss of basement suites for low income individuals and families to development, etc. are topics which have been raised by the citizens of Vancouver in particular for many years. I, like many people, have written to our municipal council. We have attended public hearings that sometimes see hundreds of speakers pleading with our local government to implement changes at the civic level. Our pleas have been ignored. And now, our Mayor, with great cowardice I might add as respectfully as possible, is putting the blame squarely in the lap of you, Madame Premier. I attended a rally yesterday at 6088 Adera St in Vancouver. Councilor Carr was the only Council member of City Hall to actually come out to address the concerns. She fielded questions and promised to table motions for consideration at a future council meeting. And might I emphasize at this point and be perfectly clear..... this rally was not about saving a lovely home in an expensive neighbourhood, although that would be a positive outcome. This rally was about the tipping point that has been reached with money that is not earned by Canadian taxpayers. It is about amounts paid for homes that are viewed as investments by people who have no intention of contributing to the community or to the tax base, other than property taxes. It is about the neglect by our elected officials of the citizens of this city, province, and country. It is about the absolute disregard for the middle-class and young people who are struggling to raise their families with some dignity or remain close to their work. It is about the crumbs that we are being thrown, such as tiny condos at outrageous prices or the option of living so far from our work that we spend large portions of our day away from our family, just navigating the traffic. It is about being told that if we only build more infrastructure all will be resolved. It is about renters being put out of their homes with nowhere to go. The problems which I outlined above have been known for years. Where is our democracy? Does it stop on election day when the results have been tallied? Or is our democracy a chance for citizens to work with all levels of government and each other in an effort to protect a wonderful city, province and country? Do the citizens deserve to continue to be insulted by paternalistic dismissal of our concerns? We are not racist. We are not NIMBY's. We are not extreme radicals with no idea of economic realities. We know that positive change may impact property values. But

we are prepared to live in our homes, raise our children, contribute to our communities, support our local businesses, care for the needy, and participate in rebuilding better lives for all for decades to come. Our houses are our homes. And although they are investments, they are also long-term security. This security is almost certainly guaranteed if economies are equitably treated and supported. The current climate in Vancouver's housing market has reached a boiling point. This is a problem which must be dealt with at all three levels of government. May I offer some suggestions to slow down demand:

**Municipal:**

1. No demolitions unless necessary for safety reasons. If a demolition is necessary, then the new home should not occupy more than 15 % of the original FSR and should be in keeping with the general design of the neighbourhood. Renovations bring a great deal of employment and labor to a market. It is a sustainable industry that would save millions of tons of wastage from demolition. Many municipalities around the world practice this mandate. Deconstruction is only a band-aid to the problem.
2. Lower property taxes on homes that have been occupied more than 10 years by one owner. And after 20 years the property taxes should be decreased again.
3. If a home is sold, any secondary suites must be preserved. The occupying tenants are protected and can stay.
4. If a home with a secondary suite is sold and demolished, then, the secondary suite must be replaced. The previous tenant has first option to re-rent at the same or slightly higher rent. If the previous tenant does not wish to occupy the suite again, then the landlord must accept a new tenant from a roster of renters that is compiled by the city. The rent must be affordable to within 30% of the new occupant's income.
5. The Board of Variance should be reinstated.
6. Only one garage should be allowed for any lot of 33' or less. Two garages should be the maximum for any larger lot. This is to preserve the soil's surface porosity in order to capture rainfall and retain healthy water table levels and green areas.
7. Trees must be preserved unless deemed unsafe or interfering with the existing home's structure.

**Provincial:**

1. Enforce high increases on property taxes for new luxury homes. At least 100%. For the education and transportation segments.
2. Restrict ownership of housing to Canadian citizens. Foreign investment can only be accepted for new condominiums.
3. Vary the transfer taxes. Ensure that it is collected on all transactions. Each Assignment should be registered with the Land Registry.
4. Keep statistics on who is buying and where the concentration of ownership takes place.
5. Require disclosure of ownership of numbered companies in property transactions.
6. Companies should be bound by the same rules as individuals.
7. Speculation tax is not a deterrent for those with investor intentions and very deep pockets.
8. Might I also suggest that a cost-saving option would be, as when I was young, ESL instructors were hired by families for their children. I believe that there would be huge savings to the tax-payer if west-side schools, both private and public, no longer offered tax-payer funded ESL.

**Federal:**

1. Trace all sources of monies coming in to the country.
2. In-depth criminal record checks for residency.
3. Change taxation so people cannot own property and be non-tax-paying residents.

Thank you for your time and consideration.

With kind regards,  
s.22(1) [REDACTED] Vancouver, B.C.

From: s.22(1)

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

Date: 3/7/2017 9:09:21 AM

Subject: Fwd: Motion on Making Legalizing 2nd'ry Suites Easier in RT/RM Zones

Dear Mayor and Councillors:

Good morning. This letter is in support of Councillor Carr's motion regarding **making legalizing Secondary Suites in RT/RM Zones easier.**

This is a critically needed, very positive change to current policy. Housing policy in Vancouver under the current city government has been a catastrophic disaster. Inaction in the face of a market being flooded by foreign money, and city and provincial governments unduly under the influence of developers, have led to the situation we now face. We have neighbourhoods drained of families, bigger houses with fewer (if any) people living in them than in the older homes they replaced, and ongoing rapid destruction of very liveable and often charming or beautiful, sturdy, liveable homes.

A great many older houses in Vancouver already have secondary suites - usually basements - but city policies make many owners reluctant to even rent them out for fear of encountering unreasonable requirements for renovations, whether or not the suite has been lived in safely for decades and whether or not the destruction of the houses containing these suites would be wasteful environmentally.

Councillors Carr's motion is a reasonable and moderate step towards helping the situation. In the meantime, neighbourhoods continue to be hollowed out. Local businesses continue to disappear because of the noticeable loss of foot traffic - especially along West Broadway - and the business property taxes that have driven rents through the roof.

The mayor's response has been divisive rather than helpful: criticize local residents as NIMBY's rather than adopt common-sense, easily implemented policies.

I urge you to adopt Councillor Carr's motion. I will be carefully following this issue.

Thank you.

Sincerely,

s.22(1)

Vancouver V6K 2R2

s.22(1)

From: ["Mark Pezarro" <mark@earthvoice.ca>](mailto:mark@earthvoice.ca)  
To: ["Reimer, Andrea" <Andrea.Reimer@vancouver.ca>](mailto:Andrea.Reimer@vancouver.ca)  
Date: 6/30/2016 6:02:00 AM  
Subject: Fwd: Thoughts on Economic Development in Vancouver  
Attachments: Thoughts on ED in Vancouver June 2016.pdf

Good morning Andrea,

Hope all is well with you. Love the way Vancouver Council is pushing for constructive measures to curb foreign speculation in our real estate market and harness foreign investment in real estate to address the supply side of the solution.

Ken and I thought you might be interested in this two-pager we pulled together at Sadhu's request.

Have a great Canada Day weekend.

Best,

Mark | Ken

----- Forwarded Message -----

Subject: Thoughts on Economic Development in Vancouver

Date: Thu, 30 Jun 2016 06:58:22 -0700

From: Mark Pezarro [mark@earthvoice.ca](mailto:mark@earthvoice.ca)

To: Johnston, Sadhu [Sadhu.Johnston@vancouver.ca](mailto:Sadhu.Johnston@vancouver.ca)

CC: Mochrie, Paul [Paul.Mochrie@vancouver.ca](mailto:Paul.Mochrie@vancouver.ca), Ken McFarlane

s.22(1)

Good morning Sadhu/Paul,

Hope you have been enjoying this fabulous weather and that you have some great plans for the Canada Day weekend. s.22(1)

Ken and I have worked up our thoughts on economic development in Vancouver as you suggested - see attached two-pager - and would welcome an opportunity to sit down with you to discuss them further at your earliest convenience.

I'll follow up with you next week on that.

In the meantime, have a fabulous long weekend.

Best regards,

Mark Pezarro | Ken McFarlane

Mark Pezarro, PhD | Principal

1033 Shavington Street, North Vancouver, BC, V7L 1K7

T: 604.785.6884 F: 604.987.6889

mark@earthvoice.ca

www.earthvoice.ca



Sustainability makes dollars and sense™

On 2016-06-14 3:07 PM, Johnston, Sadhu wrote:

>

Hi mark-

I'm not able to make time right now. sorry. Slammed right now with intense council agendas leading up to the end of the spring council cycle... happy to review thoughts that you might want to send over.

Thanks

Sadhu

---

**From:** Mark Pezarro [<mailto:mark@earthvoice.ca>]

**Sent:** Monday, June 06, 2016 7:47 AM

**To:** Johnston, Sadhu

**Subject:** Re: Nature Awareness Awards for Cities

Morning Sadhu,

Hope you had a fab weekend - what amazing weather!

Thanks for making the connection with Doug Smith for Paul.

On another topic, would you have time for a 10 min chat this week about Andrea Reimer's latest initiative on Enabling the Innovation Economy that was approved by Council May 3rd. My colleague Ken McFarlane and I had several meetings with Andrea on this topic over the last 6 months prior to her proposing the May 3rd motion.

Good time slots for me: Wed/Thu/Fri between 9 - noon. Pick your poison partner [s.22\(1\)](#)

Best,

Mark Pezarro, PhD | Principal

1033 Shavington Street, North Vancouver, BC, V7L 1K7

T: 604.785.6884 F: 604.987.6889

mark@earthvoice.ca

www.earthvoice.ca



Sustainability makes dollars and sense™

On 2016-05-31 9:53 AM, Johnston, Sadhu wrote:

Hi Mark-

I'm looping in Doug Smith, who is acting director of sustainability in the city. I'm hoping he can connect and assist Paul.

Thanks

S.

---

**From:** Mark Pezarro [<mailto:mark@earthvoice.ca>]

**Sent:** Friday, May 20, 2016 12:33 PM

**To:** Johnston, Sadhu; Paul Gilbert

**Subject:** Nature Awareness Awards for Cities

Hi Sadhu,

Long time no talk. Hope all is well. s.22(1)

s.22(1)

On another note, Paul Gilbert, a colleague of mine and the former ED of the Bateman Foundation, is working on a project with 5 not-for-profits, including The Bateman Foundation and the The Goodall Foundation, to create a set of awards for cities who make significant advances in increasing awareness and appreciation for nature. Attached is a draft concept document. Paul would be very interested and appreciative of any comments you might have regarding type of initiatives to be recognized and criteria/metrics

@Paul, Sadhu is the City Manager for the City of Vancouver and a founder and co-chair of the Urban Sustainability Directors Network. Prior to coming to Vancouver he was the City of Chicago's Chief Environmental Officer.

Best regards to you both.

**Mark Pezarro, PhD | Principal**

1033 Shavington Street, North Vancouver, BC, V7L 1K7

(T) 604.785.6884 (F) 604.987.6889

[mark@earthvoice.ca](mailto:mark@earthvoice.ca)

[www.earthvoice.ca](http://www.earthvoice.ca)

View my profile on  
**LinkedIn**

**earthvoice**  
STRATEGIES

Sustainability makes dollars and sense™

## THOUGHTS ON ECONOMIC DEVELOPMENT IN VANCOUVER, B.C.

Mark Pezarro, Earthvoice Strategies --- Ken McFarlane, Regeneration Group LLP

JUNE, 2016

Currently, the City of Vancouver has robust markets for real estate, construction, boutiques, restaurants, high technology, bio-tech, tourism, clean-tech, film, and video game development. The evolution from a resource based economy has been facilitated by, among other factors, impressive efforts undertaken by local government. Nonetheless, most of these “new” industries are vulnerable to bubbles that can burst with the passage of time. Moreover, the Vancouver economy has virtually stalled in terms of creating broad-based prosperity and, in particular, good jobs of a diverse nature. The conditions necessary for a richer variety of stable business opportunities must be created. Unfortunately, traditional economic development tools, which have generally been discredited, continue to be relied upon in an attempt to meet this challenge.

### WHAT IS TO BE DONE?

1. The City of Vancouver needs to take a more hands-on approach to economic development as opposed to relying primarily on the market, by itself, to create diversified growth.
2. The incentives necessary to motivate business people to bring this about must evolve to better suit the distinctive requirements of the Vancouver and world economies in 2016 and beyond.
3. The primary focus of all economic development efforts must be to create as many good jobs as possible. All other interests should be subsidiary to that. (Good jobs are ones which involve at least a living wage, security, adequate job training, the potential for upward mobility and benefits necessary to sustain a healthy work-life balance).
4. More generally, the goals of economic development plans in Vancouver must be to put the economy on a trajectory of higher growth (economic expansion) that increases the productivity of firms and workers (prosperity) and raises standards of living for all (inclusion), while being fully sustainable (economic and environmental).
5. The approach to economic development, as described, should influence City decision-making at least as much as the interests of real estate developers currently do. Experienced economic planners must be “at the table” when decisions are made about built-form in the City. Notions of “highest and best use” of land must evolve to accommodate definitions that are consistent with broad-based prosperity. Cooperation must replace institutional silos.
6. Key assumptions that are currently relied upon for local decision-making must be reviewed after careful analysis of all relevant data. Consideration of exemplary economic development efforts in Europe and North America is essential in facilitating the exercise of creativity with regard to the unique circumstances confronting the Vancouver economy.
7. Institutions that have been promoting economic development in the City of Vancouver must change to accommodate this new approach. Alternatively, new efficient and effective agencies should be created.
8. Opportunities for alternative revenue generation for the City of Vancouver must be pursued in the interests of making the described approach viable.



## PROSPECTS

There are those who say that Vancouver is lost to the fate of being nothing more nor less than a playground for the rich and famous, where only a very narrow set of economic interests are accommodated. This is likely an exaggeration, but only if industrial lands are rigorously protected and aggressive efforts are made to fill up those lands with local and regional operations that are in growth mode, as well as firms from elsewhere which recognize the advantages of moving to Vancouver because of a revitalized set of incentives.

Other municipalities in the region and the provincial government will need to be brought into the planning and initiation of a new approach to economic development. With regard to the province, the goal should be to “make them an offer they cannot refuse” in an effort to garner the necessary resources for effective implementation. With respect to other Metro cities, it is well established that no single municipality can be fully successful with its economic growth efforts without a level of cooperation and coordination with their neighbours.

## PROPOSAL

To properly re-tread the approach to economic development in Vancouver, best theory and practice must jointly be brought to bear on carefully analyzed data. If the decision is made to take a more hands-on approach to economic development, then it is essential to ensure that specialized personnel are incorporated into the process from an early date.

We believe that we have the necessary background and experience, along with a clear understanding of the challenges and opportunities confronting Vancouver, such that we can efficiently and effectively provide such services. We would value the opportunity to explore whether a mutually beneficial collaboration exists with the City.

### **Dr. Mark Pezarro (Earthvoice Strategies)**

Dr. Pezarro’s academic and professional background is in IT, telecommunications and sustainability. He is a Commonwealth Scholar with a PhD. in Computer Science from Cambridge University. Mark was an Adjunct Professor at McGill University and has recently taught workshops on financial analysis through a sustainability lens for SFU, BCIT and APEG BC. He has held C-suite roles at COGECO, Shaw and TELUS as well as two IT start-ups. Mark today offers leadership and sustainability coaching through his boutique consultancy Earthvoice Strategies, which he founded 12 years ago. Earthvoice’s tag line is “Sustainability makes dollars and sense”.

### **Ken McFarlane (Regeneration Group LLP)**

Mr. McFarlane’s academic and professional background is in economics, law and business development. He is a Rhodes Scholar and has been an associate of several major think-tanks, including the Brookings Institution. After a diverse early career in the public, legal, non-profit and university sectors (including senior positions with the federal government and roles with a number of royal commissions of inquiry) he founded the Katalysis Group Inc. Over the course of twenty-five years, this company was involved in the development and implementation of nine successful -- and triple bottom line oriented -- industrial technology ventures in Europe and North America. He is currently the Managing Director of Regeneration Group LLP, an international consultancy he founded in 2012 as a vehicle for economic and social development initiatives.

From: s.22(1)

To: "Reimer, Andrea" <Andrea.Reimer@vancouver.ca>

Date: 10/29/2017 10:19:11 PM

Subject: Historical Discrimination Against Chinese People in Vancouver Agenda Item #1

Dear Councillor Reimer,

I was privileged to address Council on Sep 21<sup>st</sup>. But was distressed to see how unbalanced the representations were.

Caroline Adderson and Marion Jamieson are to be commended for their zeal and successful efforts to rally the troops. They are great lobbyists and effective "rabble-rousers" and clearly have influenced the City in regard to "character" retention and downzoning.

On reviewing the 125 letters appearing to support their position I noted approximately 100 were form letters, where each contributor was encouraged to threaten Councillors with

"this is a priority issue for me and I will be voting accordingly at the upcoming municipal elections"

In common is that they all want to preserve pre-1940/50 houses, regardless of merit or logic. Their latest efforts are directed at reducing even further, allowable FSR for new construction to the point that demolition would be impossible.

Such a measure would severely impact the value and desirability of a property, rendering it unsalable. Those not impacted, find this easy to support of course, but should not be as influential as stakeholders.

Those flooding the system wish to create the illusion that they represent the majority, and worse yet that they are stakeholders. No postal codes or confirmation of address was sought by the online petition and many of the letters contained no address. It is highly probable that many of these people are renters or reside in areas not affected by the Policy.

Given that over 70% of homeowners living in 2<sup>nd</sup> and 3<sup>rd</sup> Shaughnessy are Chinese, representing a minimum of 2100 voters in 1047 homes, you may well wonder why they are not in evidence.

Firstly, their language skills are often inadequate, so letter writing, public speaking or completing on-line surveys are not an option. As a result, their voices are not heard.

In addition, many are aware of the overt discrimination that their people were subjected to between 1886 and 1947.

Many are new-comers, wanting to be accepted and not wishing to rock the boat. All my Chinese neighbours and friends are model citizens. They are quiet, polite and cultured, but prefer to maintain a low profile, fearing retribution and a resurgence of discrimination, which I personally believe is behind much of this malicious attack on their property rights.

It's ironic that this very Fall corresponds to the moment in time City Hall is to apologise to the Chinese Community for past injustices yet pursues a Policy first enacted in 2014 that seriously discriminates against them.

<http://vancouver.ca/news-calendar/city-launches-historical-discrimination-against-people-of-chinese-descent-advisory-group.aspx>

Essentially preventing demolition and construction of sensible new homes denies this demographic their preferred accommodation and property rights, not so different from such abuses of the past. Couple this to a Foreign buyers tax and an empty homes tax and it becomes clear that there is growing Racism and indeed hatred directed at these people.

One only needs read the venomous attacks in graffiti: <http://www.vancourier.com/news/racist-graffiti-painted-on-vancouver-home-facing-demolition-1.21342103>

and on "Vancouver Vanishes" Facebook page such as this by:

**Tommy Tatalidge** I witnessed firsthand the very first city in the entire world that the Chinese destroyed. I lived close to Agincourt, a small city in Scarborough, Ontario. The Chinese decimated the entire city driving home prices skyward in the mid to late 1980's. I know all about these Chinks and now its all laundered money the Chinks are trying to quote "clean" by stuffing it into real estate, to observe the growing division in our City.

Condoning this is bad enough but encouraging it with divisive, discriminatory and punitive policies is reprehensible!

While I recognise the need to provide more housing for our growing population, I believe it should be done in appropriate areas of the City. Shaughnessy IS different. Every great city of the world should have a prestigious single family neighbourhood to be proudly displayed via the classical "City Tour". To destroy this with the retention of old decaying houses and punitive restrictions on new but harmonious development makes no sense, unless the purpose to to assuage the envy of the activist minority.

If the City is serious about apologising and making amends it should start by rescinding the highly discriminatory "Interim Policy" that so obviously targets the majority of homeowners in 2nd and 3rd Shaughnessy because they are Chinese!

Accordingly, we ask that you immediately rescind the Interim Policy, so that the CoVs statement regarding "Apology" might be correct.

Respectfully submitted,

s.22(1)

From: ["Office of Business Affairs" <oba@consulmexvan.com>](mailto:oba@consulmexvan.com)

To: [Chriskoch@electrameccanica.com](mailto:Chriskoch@electrameccanica.com)

[dpenagos@procolombia.co](mailto:dpenagos@procolombia.co)

s.22(1)

["Magee, Michael" <michael.magee@vancouver.ca>](mailto:michael.magee@vancouver.ca)

["Reimer, Andrea" <Andrea.Reimer@vancouver.ca>](mailto:Andrea.Reimer@vancouver.ca)

s.22(1)

[bizdev@bizinmotion.ca](mailto:bizdev@bizinmotion.ca)

[cstjames@santiagosinclair.com](mailto:cstjames@santiagosinclair.com)

[squresh2@wm.com](mailto:squresh2@wm.com)

[Rob@RadianceEnergy.com](mailto:Rob@RadianceEnergy.com)

[randy@randyrinaldo.com](mailto:randy@randyrinaldo.com)

[mark@earthvoice.ca](mailto:mark@earthvoice.ca)

[leila.ronkainen@canada.ca](mailto:leila.ronkainen@canada.ca)

[mike.gerbis@globeseries.com](mailto:mike.gerbis@globeseries.com)

[angela@worldtreecop.com](mailto:angela@worldtreecop.com)

[nelsonlee@greensky.ca](mailto:nelsonlee@greensky.ca)

[john.wiebe@globe.ca](mailto:john.wiebe@globe.ca)

[Dale.Friesen@ATCO.com](mailto:Dale.Friesen@ATCO.com)

[pekka.sauri@hel.fi](mailto:pekka.sauri@hel.fi)

[ana@climatesmartbusiness.com](mailto:ana@climatesmartbusiness.com)

[Michael@JustBioFiber.ca](mailto:Michael@JustBioFiber.ca)

[Nina.Cagic@gov.bc.ca](mailto:Nina.Cagic@gov.bc.ca)

Date: 3/11/2016 12:46:02 PM

Subject: Invest in Mexico

Attachments: Invest In Mexico.pptx

Dear all,



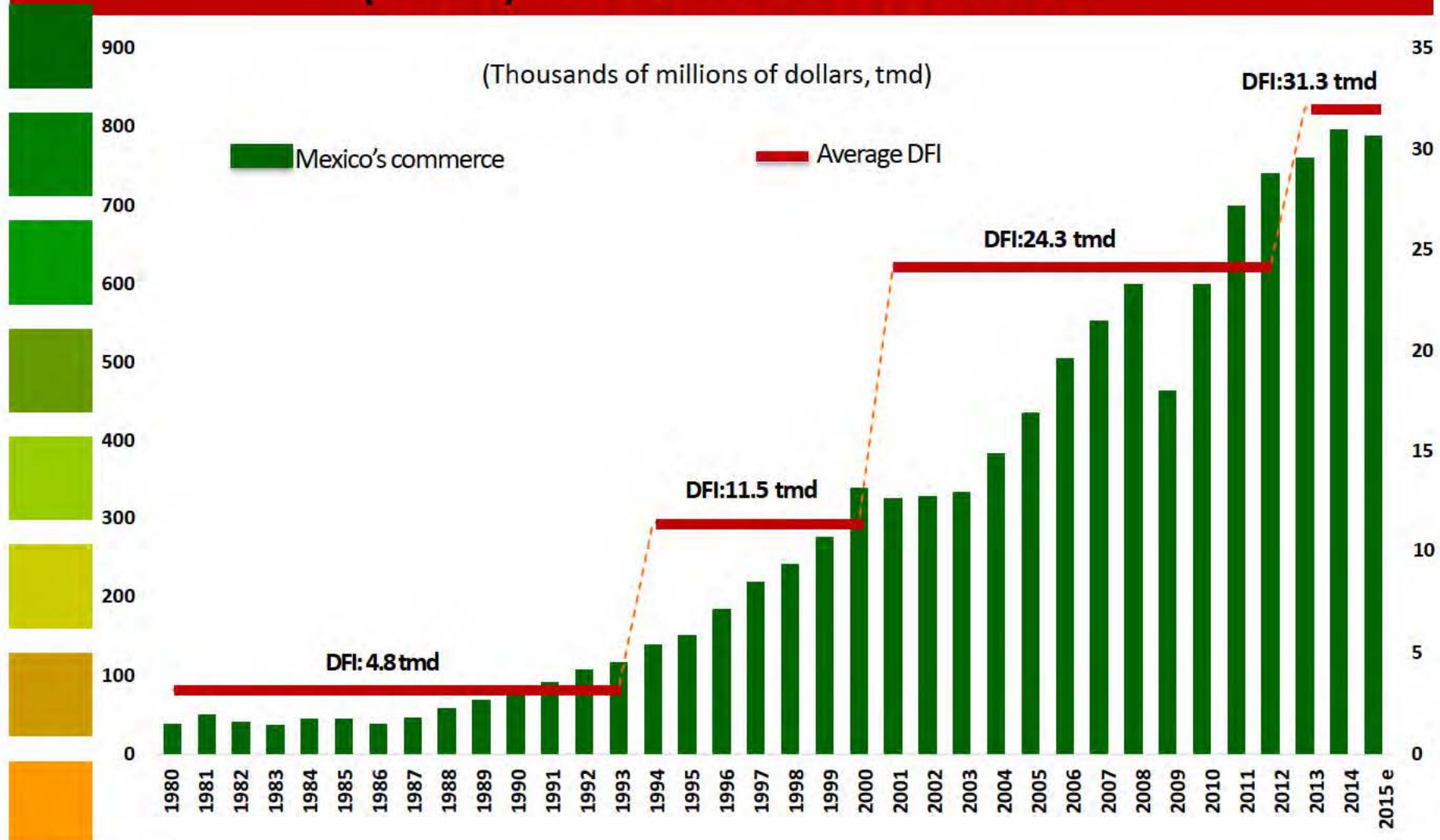
FIDEL HERRERA BORUNDA  
CONSUL IN CHARGE OF  
BUSINESS AFFAIRS AND COOPERATION  
411-1177 West Hastings Street  
Vancouver, BC V6E 2K3  
T 604 684 1859 Ext. 3145  
fherrera@sre.gob.mx

Expo in Vancouver. I am with the Consulate General of  
airs and Cooperation. I have attached a brief presentation  
n to business, environment and energy fields. Please let me  
ther matter.

Kind Regards,

Porfavor antes de imprimir, piense en el Medio Ambiente. Before printing think about the Environment. Avant d'imprimer, pensez à l'Environnement.

# Mexico's Direct Foreign Investment (DFI) and Commerce



# Access to goods markets

## Mexico gains access

**+90%** Immediate liberalization<sup>1/</sup>

**+9%** Medium term liberalization (5-10 years)

**99%**

1% Partial concessions.

## Mexico grants access

**77%** Immediate liberalization

**+3%** Short term liberalization (5 years)

**+19%** Long term liberalization (10-15 years)

**99%**

1% Partial concessions.

## México promotes strategic sectors

- Vehicles and autoparts
- Aerospacial
- Medical equipment
- Electronic equipment
- Cosmetics
- Tequila, mezcal and beer
- Avocado and meats (beef and pork)
- Orange juice

## Mexico considers sensible productive sectors

- **Dairy:** amounts on cheese, butter and powdered milk
- **Rice:** liberalization in 10 years
- **Tuna and sardines:** liberalization on year 16
- **Clothing:** liberalization on year 16

**México did not grant access to the sugar market.**

**Guarantees protection of 14 Mexican appellations of origin.**

1/ the period of liberalization may vary depending on the product, 90% upon initiation of the agreement except for VN, MY, PE. 2/ Excludes green robust coffee: liberalization on year 16..

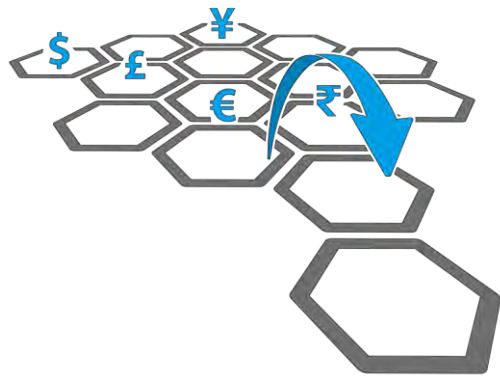
# Considerations from Mexican Energy Reform

The Energy Reform is contemplated in the following areas: services, investment and State owned companies.



- **Consolidates private participation** with conditions set forth in the constitutional reform as well as the secondary laws (eg. National content requirement).
- **Grants investors certainty under the law** so there will not be retroaction on any initiation. Likewise, any additional liberalization will be consolidated.
- **Continues the Public Policy margin** set forth in the Mexican Energy Reform regarding activities reserved to the State (oil and electricity).

# Financial services and exchange rates



## Financial services

**Assures the capacity to regulate** the markets and financial institutions.

**Consolidates existent legal framework** and includes commitments regarding systems for cross-border commerce for credit card electronic payments.

## Exchange rates

- Confirms the commitment of abstaining to carry out competitive currency devaluations.
- Promotes transparency, dialogue and market exchange rates.
- Established discussions regarding monetary policy and its effects on TPP countries.

# E-commerce

**Promotes the development of and inclusive and safe digital economy**



**Facilitates the free flow of data** subject to legitimate public policy objectives (confidentiality).

**Prevents forced localization requirements** of servers and other essential services.

**Does not discriminate digital products** and these are not subject to customs taxes when purchased electronically.

**Congruent with the Mexican National Digital Strategy.**



# Commerce – labor / environment

**Commercial measures do not commit labor rights or the protection to the environment.**

## Labor

**Greater coverage** of labor principles (greater than NAFTA) and may be subject to a panel

- Minimum working conditions (health, minimum wage, work schedule) [NAFTA]
- Child labor [NAFTA]
- **Freedom of association [TPP]**
- **Forced labor [TPP]**
- **Discrimination [TPP]**

## Environment

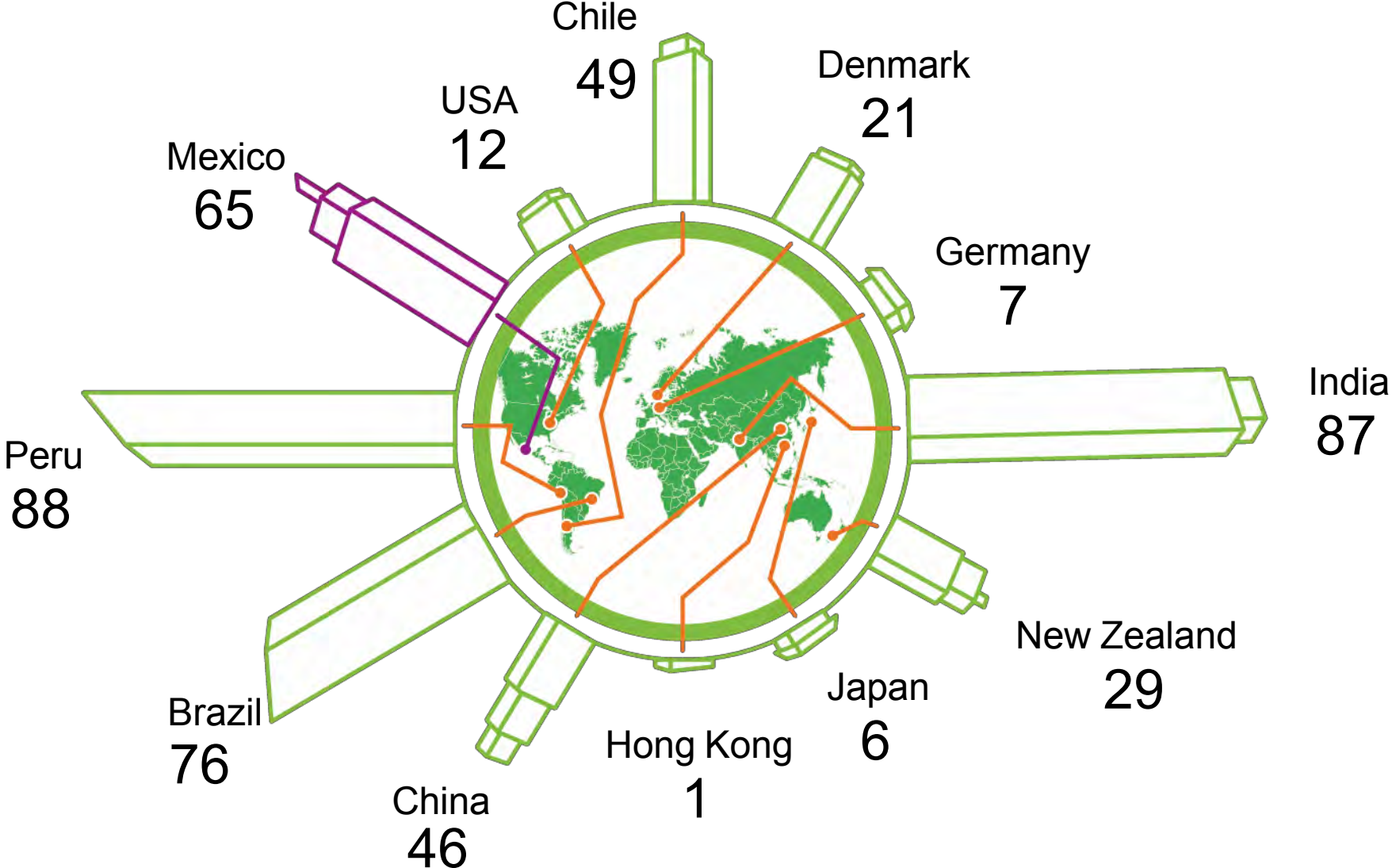
**Reinforce complying with the environmental obligations** of the multilateral agreements to which the 12 TPP nations belong (CITES, Montreal Protocol and MARPOL)

**Topics:** fishing (elimination of specific subsidies), biodiversity, climate change, conservation, environmental goods and services.

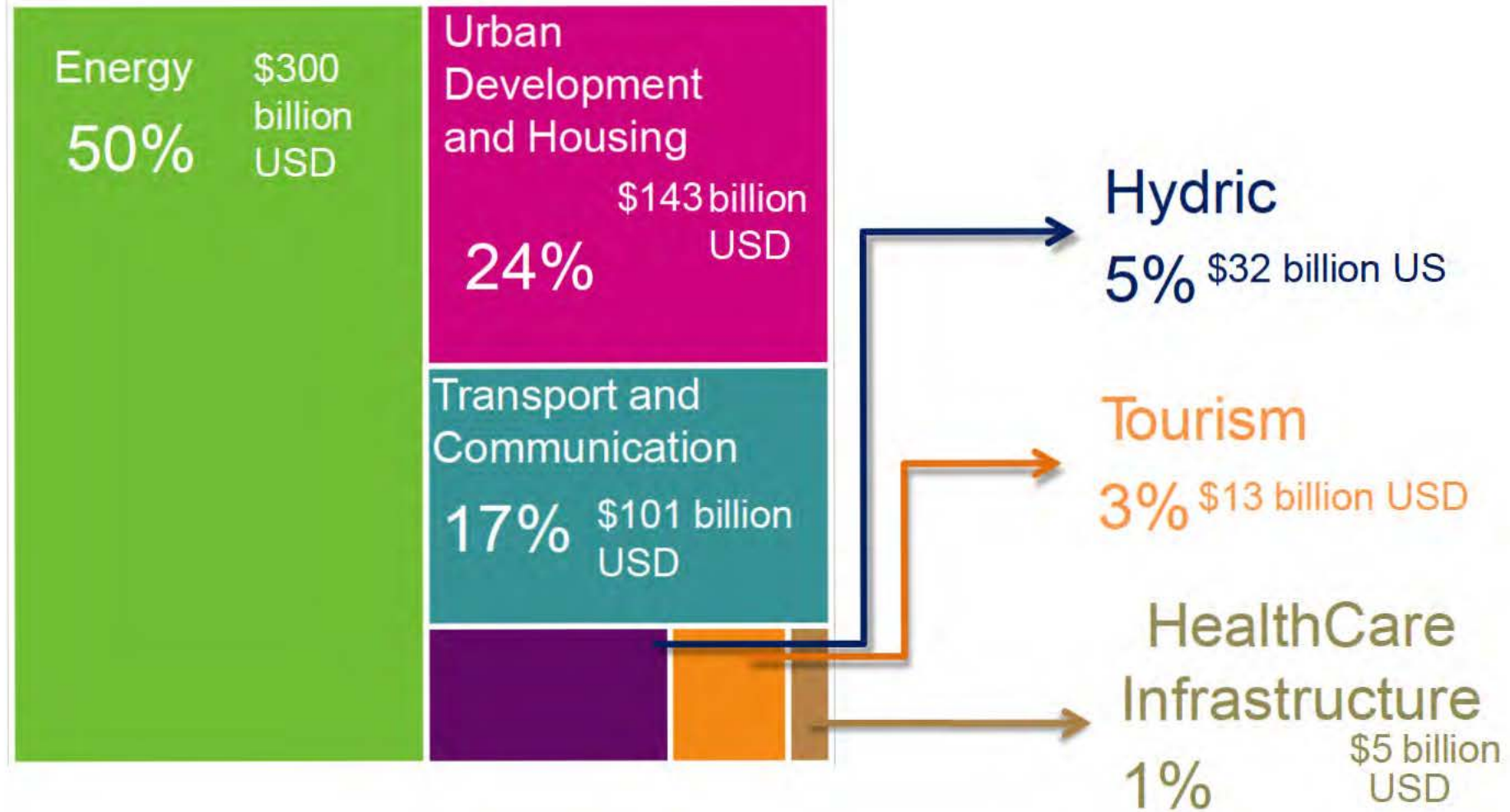
Chapters **subject to controversy solution mechanism** of the Agreement, allow for processes against TPP nations who breach on these topics, pertaining to commerce and recurrent.

1/ CITES: Convention on international commerce of threatened species. Montreal Protocol on substances that deplete ozone layer.  
MARPOL: International Agreement to prevent contamination of Boats.

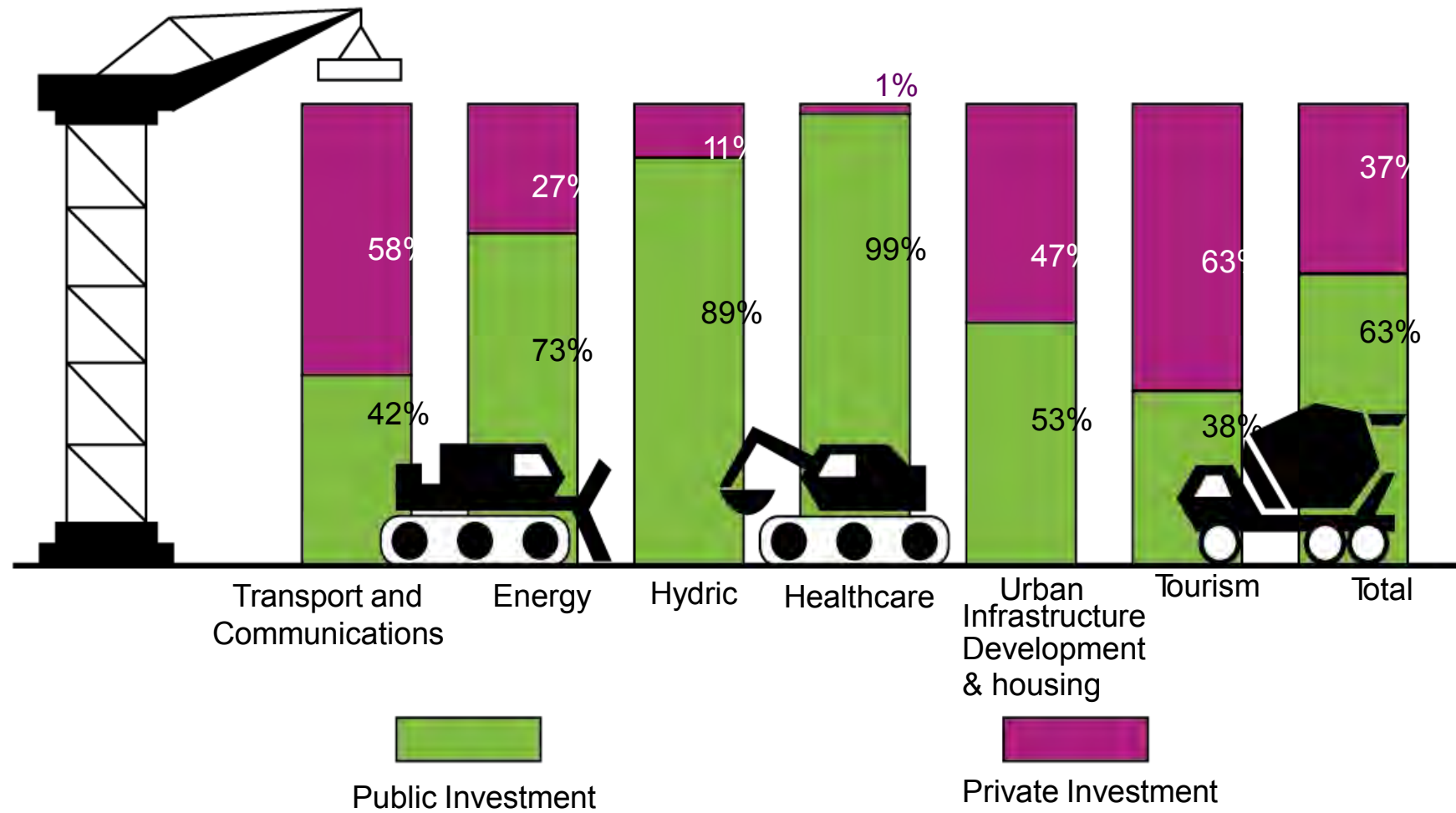
# Mexico in the Infrastructure Index



Distribution of total estimated. National Infrastructure Program  
(2014-2018)



# Public and Private Investment in infrastructure 2014-2018



From: s.22(1)  
To: "Reimer, Andrea" <Andrea.Reimer@vancouver.ca>  
Date: 5/3/2017 6:40:58 AM  
Subject: Re: Vacant homes tax  
Attachments: Proposal Vacancy Tax Amendment Final.docx

Dear Councillor Reimer; It was sent to Mayor and Councillors on Saturday, but in case it gets buried: here it is as an attachment. Thank you for looking at this.

Sincerely  
s.22(1)

On Thu, Apr 27, 2017 at 1:33 AM, Reimer, Andrea <Andrea.Reimer@vancouver.ca> wrote:

Thank you for the letter and the articulation of your concerns about the challenges facing second home owners.

It is very challenging to guess what is possible to do with a policy request without seeing the request(s?)

If you could send it (them?) along, I would be able to provide much better advice as to the appropriate next step.

Andrea

Councillor Andrea Reimer  
Chair Policy and Strategic Priorities  
City of Vancouver  
p: 604-873-7241  
e: [andrea.reimer@vancouver.ca](mailto:andrea.reimer@vancouver.ca)  
a: 453 W 12 Ave Vancouver, BC V5Y 1V4  
t: @andreareimer  
f: [www.facebook.com/CouncillorAndreaReimer](http://www.facebook.com/CouncillorAndreaReimer)

On Apr 26, 2017, at 8:18 PM, s.22(1) wrote:

Dear Councillor Reimer

You will have received today, in a separate email to the Mayor and Council my personal story of why I, along with many other owners of condos as secondary homes, should not be subject to the "Empty homes tax."

It is a deeply flawed bylaw as written. Amongst its most glaring faults, it doesn't define occupancy, and merely concludes that any property owned as a secondary home is automatically deemed "unoccupied". Even if used half time unless for purposes of work, the owner is not spared. Further it is being applied retroactively, exempting only those condos, there a strata council has a rental restriction in place prior to this bylaw enactment. Although there is an administrative appeal, there is no test of fairness. It offers no incentives to rent; only penalties for not doing so despite legitimate needs of the owner. Putting it more plainly, it is an expropriation bylaw under the guise of a tax. For foreign owners using condominiums seasonally, it may be contravening a Canada - US treaty. As is, it is highly unlikely to withstand a court challenge. Why The city is going after low-hanging fruit such as longstanding Vancouverites, the majority of whom are taxpaying Canadians, is a grievous injustice. In the meantime condominium developers presell suites, or even buildings to offshore investors en bloc with little ability of local residents to get their foot in the door.

Within the week, the Mayor and all the councillors will get a letter from a Coalition of concerned citizens who come from many parts of BC: the Sunshine Coast, the Squamish Pemberton corridor, the Okanagan, Gulf Islands and Victoria region. They all have one thing in common: secondary homes in Vancouver,.. for all the usual reasons. But they are not on a rant. Rather, they want to work with the city, and have come up with some excellent wording amendments for the bylaw that would erase much of the friction and concern circulating around currently. If you have any way of ensuring it gets to the next council meeting on May 17th,.. please advise

Sincerely

s.22(1)

s.22(1)

Date: 29/4/2017

## **Proposal to Mayor and Councillors regarding Vacancy Tax bylaw No.11674**

Dear Mayor and Council

We are a group of concerned citizens residing throughout British Columbia: the Sunshine Coast, the Squamish-Pemberton Corridor, Vancouver Island, Gulf Islands, and the Okanagan. The recently enacted bylaw commonly referred to as the "Empty Homes Tax", places owners of secondary properties in Vancouver with very punitive penalties. With the general confusion, anger and concern regarding the wording of this bylaw, inevitably these concerns of individuals will coalesce into groups, and coalitions. We accept the need for action by City Council to resolve the crisis for many Vancouverites who are unable to find rental housing. If the income generated from this bylaw is directed toward subsidizing and encouraging new rental housing construction, it is a positive step. However, it is unproven that enacting a bylaw directed at secondary residential properties will translate into a substantial increase in affordable rental availability.

Our group is suggesting amendments to the bylaw as currently written. Significant professional expertise contributed to the proposed amendments we bring before you, to clarify and mitigate against its most negative effects.

### **Amendments: Vacancy Tax Bylaw**

**Recommend additions to Section 1.2 by adding;**

- **Designated person means an individual, or the spouse of such individual who is a permanent resident of Canada and has filed a Canadian income tax return for the calendar year immediately preceding the vacancy reference period.**
- **Immediate family means a child, grandchild, parent or grandparent or a spouse of such person.**

**Recommend changes to section 2.3;**

- **Renumbering the section to 2.3.1**
- **Placing "and" at the end of 2.3.1 (b)**
- **Adding clause (c) it is not an exempt property nor a seasonal property pursuant to section 2.3.2**

**Recommend adding section 2.3.2**

- **2.3.2**

- (a) An exempt property is a residential property that is both legally and beneficially owned by a designated person and the property is maintained primarily for the exclusive use of the designated person and the immediate family of such designated person and is occupied for at least 60 days during the vacancy reference period,**
- (b) A seasonal property is a residential property that is beneficially owned by a non-resident of Canada where the non-resident and the immediate family occupy the residential property for more than 120 days during the vacancy period**

### **Commentary:**

The bylaw wording in its present format, has serious and in some cases devastating consequences. Group members each own a secondary residential property in Vancouver, often for many years. Our case is not dissimilar to that of many British Columbians owning a secondary property, particularly those who once worked in Vancouver and relocated elsewhere. For a variety of reasons, maintaining a small footprint in the city is important. By doing so, some keep their ties to family members and close friends. Others keep a footprint for important work-related part-time, professional or academic commitments. All are far removed from real-estate speculation.

The Bylaw as adopted, could force part-time users, many of them retirees and some quite elderly, to sell their secondary residence they have owned sometimes for decades, and rent accommodation when visiting. This is extremely disruptive for the elderly. We believe it was not the intended result of the Bylaw. The alternative, becoming landlords, has complex implications.

The following sets out some of the reasons for a need for a Vancouver secondary residence;

- Young families residing in Vancouver who do not have the ability to accommodate visiting parents or grandparents, but would like them to participate with them in a variety of events
- Medical issues requiring early or late appointments with specialists not available locally.
- Extended medical requirements of residents or their spouses for such things as chemotherapy and pre or post-operative surgery
- Illness and supportive care for family in Vancouver such as aging parents, and the need for local respite from such intense responsibility.
- Pets are regularly taken along. Most hotels do not allow pets. If so, not left unattended.
- Other business interests, pursuits or academic responsibilities that require regular part-time presence in Vancouver

- Pursuit of advanced continuing education in Vancouver
- Continuing involvement with non-profit organizations in Vancouver
- Members without a fixed link to the lower mainland. BC Ferries cannot always provide adequate early arrival and late departure services that meet their needs. Their alternative is to maintain secondary residences in Vancouver.
- Entertainment and social events in Vancouver that continue to be important links for the individuals that are in the late afternoon or evenings where the ferry schedules conflict with their enjoyment.
- The underlying knowledge that for many seniors they may ultimately have to return to Vancouver and be closer to family supports to live out their lives. Facilities for aging in place outside of metropolitan Vancouver remain limited. They sense a need to retain a residence in Vancouver for that eventuality, for example where one spouse requires confinement to a nursing home while the other has a need to be close-by.

**In conclusion:**

By introducing the new definitions “designated person” , “immediate family” and “exempt property” within sections 1 & 2, the suggested bylaw amendments simply try to differentiate between an empty residence held for investment, and one owned by a permanent resident of British Columbia who technically occupies that property for the entire year by keeping personal effects including clothing and foodstuffs, in the property at all times. Used periodically and sometimes regularly, it is otherwise not sufficient to obtain the 50% occupancy margin. Flexibility in use is essential to them.

Secondly, the suggested amendments retain the concept of a progressive property tax for foreign seasonal users. Many non-residents treat Vancouver as a summer getaway, much the same way as Canadian “snowbird”s treat the southern US in winter. Though neither working or paying Canadian taxes, they contribute significantly to Vancouver’s and BC’s economy for a considerable number of months. Further, some Canadians from within the BC interior or other provinces will spend winter months in Vancouver, away from the harshest effects of the season. For these reasons, we suggest city council grant owners of seasonal properties an easement of the minimum residency requirement to 120 rather than 180 days, and more in line with other large cities having similar taxes.

We hope the city will view our suggestions as intended, as a positive contribution. We also hope this is brought to council in May, to allow affected individuals time to make whatever arrangements they need prior to the July first deadline.

Sincerely :

s.22(1)



From: "RAY W" <sup>s.22(1)</sup>  
To: "Reimer, Andrea" <Andrea.Reimer@vancouver.ca>  
Date: 4/11/2016 9:14:25 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,

Ray Wong

---

**From:** Reimer, Andrea <Andrea.Reimer@vancouver.ca>  
**Sent:** April 11, 2016 7:35 AM  
**To:** RAY W  
**Subject:** RE: Vancouver Empty Houses in the Point Grey Area

Hi Ray,

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](http://www.facebook.com/CouncillorAndreaReimer)

---

**From:** RAY W s.22(1)  
**Sent:** Monday, April 11, 2016 12:26 AM  
**To:** Reimer, Andrea  
**Subject:** Re: Vancouver Empty Houses in the Point Grey Area

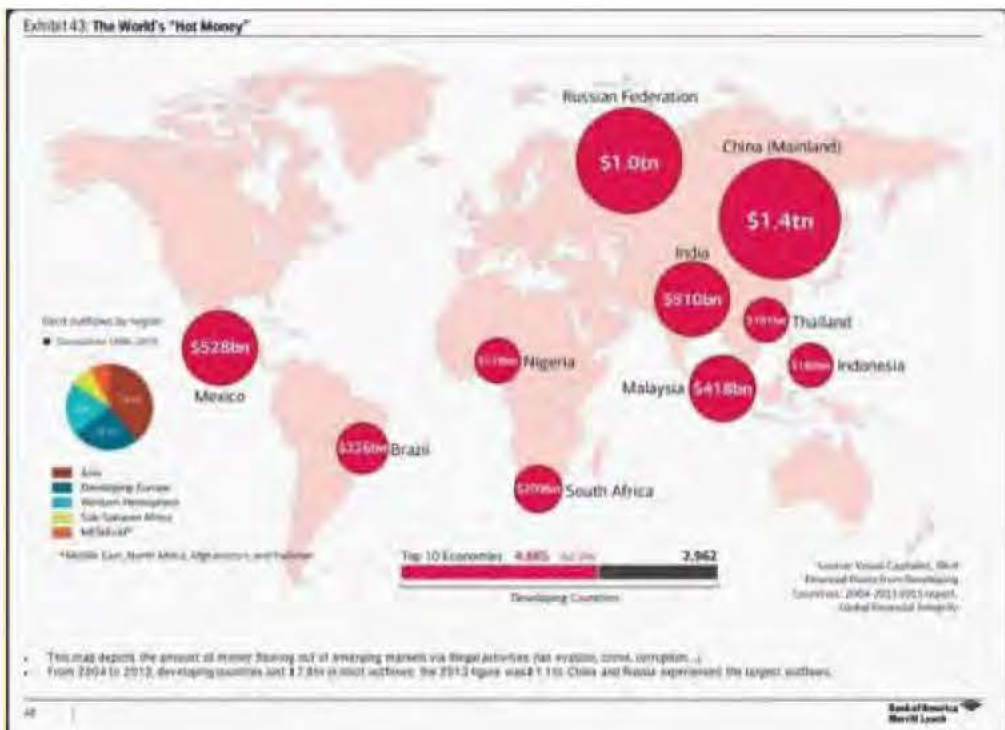
Hi Andrea,

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,

Ray Wong



**From:** Reimer, Andrea <Andrea.Reimer@vancouver.ca>  
**Sent:** April 11, 2016 2:44 AM  
**To:** RAY W  
**Subject:** RE: Vancouver Empty Houses in the Point Grey Area

Thanks for the link Ray. 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](http://www.facebook.com/CouncillorAndreaReimer)

**From:** RAY W 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,

Ray Wong

From: "[Alex Kaplan](mailto:Alex_Kaplan@swissre.com)" <[Alex\\_Kaplan@swissre.com](mailto:Alex_Kaplan@swissre.com)>  
To: "[Reimer, Andrea](mailto:Andrea.Reimer@vancouver.ca)" <[Andrea.Reimer@vancouver.ca](mailto:Andrea.Reimer@vancouver.ca)>  
Date: 4/10/2017 6:04:07 AM  
Subject: RE: vancouver\_Swiss Re.pptx

Absolutely. Feel free to share my contact with Katie.

Best,  
Alex

Alex Kaplan | Senior Client Manager | Senior Vice President | Global Partnerships  
Swiss Re Management (US) Corporation | 900 G Street, NW, Washington, D.C. 20001, United States (USA)  
Direct: +1 202 220 6306 Mobile: +1 202 460 4010 E-mail: [Alex\\_Kaplan@swissre.com](mailto:Alex_Kaplan@swissre.com)

[swissre.com](http://swissre.com)

Connect with us: 

---

**From:** Reimer, Andrea [<mailto:Andrea.Reimer@vancouver.ca>]  
**Sent:** Friday, April 07, 2017 3:07 AM  
**To:** Alex Kaplan <[Alex\\_Kaplan@swissre.com](mailto:Alex_Kaplan@swissre.com)>  
**Subject:** RE: vancouver\_Swiss Re.pptx

Likewise Alex - you're a very good moderator!

The kick off went very well. Do you mind if I send your contact info along to our new RO Katie MacPherson?

**Councillor Andrea Reimer** | City of Vancouver  
Chair, Standing Committee on Policy and Strategic Priorities  
p: 604-873-7241  
e: [andrea.reimer@vancouver.ca](mailto:andrea.reimer@vancouver.ca)  
a: 453 W 12 Ave Vancouver, BC V5Y 1V4  
t: [@andreareimer](https://twitter.com/andreareimer)  
f: [www.facebook.com/CouncillorAndreaReimer](https://www.facebook.com/CouncillorAndreaReimer)

---

**From:** Alex Kaplan [[Alex\\_Kaplan@swissre.com](mailto:Alex_Kaplan@swissre.com)]  
**Sent:** Wednesday, April 05, 2017 4:30 PM  
**To:** Reimer, Andrea  
**Subject:** Re: vancouver\_Swiss Re.pptx

Andrea-

Really enjoyed chatting with you in Vancouver and hope the 100RC kickoff went well. Let me know if you ever need anything, including CatNet access.

Alex

Alex Kaplan  
+1 202 460 4010  
Sent from my iPad

On Mar 30, 2017, at 2:46 AM, Reimer, Andrea <[Andrea.Reimer@vancouver.ca](mailto:Andrea.Reimer@vancouver.ca)> wrote:

Hi Alex - apologies for taking so long to get back to you. Long day at Council! The questions look fine. I'm not sure I have the best answers but that in and of itself is one of the issues of resilience: it's hard to hit good policy at any time, it's especially hard to hit a moving target!

In terms of timing, I get there pretty much right at 12:30 after a full morning of meetings but I will have some time in transit 12-12:30 to check email so if you have last minute thoughts please send them my way

Look forward to seeing you tomorrow

a

**Councillor Andrea Reimer** | City of Vancouver  
Chair, Standing Committee on Policy and Strategic Priorities  
p: 604-873-7241  
e: [andrea.reimer@vancouver.ca](mailto: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](https://www.facebook.com/CouncillorAndreaReimer)

---

**From:** Alex Kaplan [[Alex\\_Kaplan@swissre.com](mailto:Alex_Kaplan@swissre.com)]  
**Sent:** Wednesday, March 29, 2017 4:17 PM  
**To:** Sutherland, Aaron; Reimer, Andrea  
**Cc:** Adams, William; 'jessica Shoubridge'; [Jessica@thriveconsulting.me](mailto:Jessica@thriveconsulting.me)  
**Subject:** RE: vancouver\_Swiss Re.pptx

Thanks, Aaron.

Bill/Andrea- Below are some questions I've thought of for the panel. Some of them may seem daunting, so if there is anything that makes you uncomfortable, please let me know. I want this to be provocative to the extent you're comfortable.

Can we connect before the panel tomorrow morning?

Best,  
Alex

Andrea Questions:

The Vision for 100RC:

- Focus areas
- What do you hope to achieve?
- How has 100 Resilient Cities influenced your thinking in how you understand and manage risk?

Regional Economy:

- So, nearly \$1 out of every \$5 earned in global trade passes through your Port, how do you view the resilience of the region both physically and economically with this in mind? Also, the airport is in a low-lying and liquefaction-exposed area, how can a city prepare for the exposure that this could potentially create?
- There is a fairly large commuter population that comes to the city each day, how can a city prepare for the risk of having to assist non-residents in an emergency scenario?
- Affordable housing: Recognizing this is a large challenge for a variety of reasons, not only insuring populations have access to reasonable housing, how do we manage this in the context of natural risk? Separately, with large foreign investment in real estate, how do we ensure that home buyers that don't call Vancouver "home" manage their exposure to protect the broader economy?

Low-carbon resilience:

- With the City of Vancouver joining the 100RC campaign and also committed to the 100 Renewables goal, how do we make sure that our transition to low carbon is done in a way that is also sensitive to disaster risk (one more layer of integration required for smart investing)? For example, thinking about seismic performance of buildings as we incorporate solar panels into more and more buildings.

Social Cohesion:

- Vancouver has a tremendously diverse population, how does that impact your strategy for raising awareness? How do you connect these populations? 40% of the population don't have English/French as their native language, does this alter how you communicate risk/strategies?

Risk Awareness/Communication:

- Given what we know about the various perils, do you think the broader community is prepared for a shock event? What more needs to be done?
- What tools are you currently using to reduce risk in your communities?

Flood:

- Climate Adaptation Strategy: How does this strategy leverage available data to promote informed

decisions within the community?

- Flood Risk/Mapping: In your view, are their misperceptions about recognizing flood as a risk when it comes to property values?

Solution Sharing:

- Are there any particular programs that you've implemented over the last several years that surprised you in their effective in getting communities to understand and ultimately manage their risk?

Aging population:

- Thirty years from now, there will be more people over the age of 65 than under the age of 15 globally. In the Vancouver region, the population over 65 has quadrupled in 30 years, how does this impact our planning for disaster risk?

Bill Questions:

Earthquake take-up rates:

- While EQ cover is widely available, what do you believe are the primary challenges to increasing the consumption of earthquake insurance? How do we convince people/business of its value?

Mitigation:

- Are there efforts underway or strategies that could be implemented by the insurance industry to encourage risk reduction both in the flood/EQ space?
- How can we incentivize risk reduction at a community scale? Beyond individual residential/commercial properties?

Risk Awareness:

- I often find that our industry uses lingo that does not resonate with the broader public. What can we do to make risk information more accessible and actionable as a way to drive interest and investment in building resilience (from the scale of the homeowner up to the scale of neighborhood, city or province)?

Solution Sharing:

- Are there any particular programs that you've implemented over the last several years that surprised you in their effective in getting communities to understand and ultimately manage their risk?

Risk Reduction:

- With the Sendai framework in mind, are there ways the industry can provide indicators for the value of risk reduction? (indicator examples: \$ losses avoided, # of ppl displaced avoided, #s of casualties avoided etc)

Alex Kaplan | Senior Client Manager | Senior Vice President | Global Partnerships  
Swiss Re Management (US) Corporation | 900 G Street, NW, Washington, D.C. 20001, United States (USA)  
Direct: +1 202 220 6306 Mobile: +1 202 460 4010 E-mail: Alex\_Kaplan@swissre.com

[swissre.com](http://swissre.com)

Connect with us: 

---

**From:** Sutherland, Aaron [<mailto:asutherland@ibc.ca>]

**Sent:** Wednesday, March 29, 2017 2:38 PM

**To:** Alex Kaplan <[Alex\\_Kaplan@swissre.com](mailto:Alex_Kaplan@swissre.com)>

**Cc:** Adams, William <[wadams@ibc.ca](mailto:wadams@ibc.ca)>; 'Jessica Shoubridge' s.22(1)

[Jessica@thriveconsulting.me](mailto:Jessica@thriveconsulting.me)

**Subject:** RE: vancouver\_Swiss Re.pptx

Thanks Alex,

I will make the changes and incorporate to our panel.

Regarding the Keynote your moderating. Have you determined the questions you plan to ask Bill and Andrea? Bill has advised that he hasn't seen anything on that and just wondering if there is any chance we could see these ahead of time? Also, attached is Bill's presentation for the keynote. Can you or Jessica incorporate these into the overall deck for the keynote? Bill's introductory remarks will likely run about 7 minutes.

Cheers,

**Aaron Sutherland**  
Director, Government Relations

Western & Pacific

<image002.jpg>

**Insurance Bureau of Canada**

**T:** 604-684-3635 ext. 223

**C:** 604-349-8046

[www.abc.ca](http://www.abc.ca)

<image008.gif><image009.gif><image010.gif><image011.gif>

---

**From:** Alex Kaplan [[mailto:Alex\\_Kaplan@swissre.com](mailto:Alex_Kaplan@swissre.com)]

**Sent:** Wednesday, March 29, 2017 11:08 AM

**To:** Sutherland, Aaron

**Subject:** vancouver\_Swiss Re.pptx

Aaron-

If not too much trouble, please use this version instead. I updated newly released loss figures.

Alex

This e-mail, including attachments, is intended for the person(s) or company named and may contain confidential and/or legally privileged information.

Unauthorized disclosure, copying or use of this information may be unlawful and is prohibited. If you are not the intended recipient, please delete this message and notify the sender.

All incoming and outgoing e-mail messages are stored in the Swiss Re Electronic Message Repository.

If you do not wish the retention of potentially private e-mails by Swiss Re, we strongly advise you not to use the Swiss Re e-mail account for any private, non-business related communications.

---

This message, together with any attachments, is for sole use of the addressee(s) for the purpose intended by the subject matter and may contain confidential and privileged information. Any other distribution, use or reproduction without the sender's prior consent is strictly prohibited. If you have received this message in error, please notify the sender immediately by return e-mail or telephone and delete the message and any copies.

La présente, de même que les pièces jointes, s'adresse exclusivement au(x) récipiendaire(s) mentionnés et uniquement aux fins prévues dans l'objet. Elle peut contenir des renseignements confidentiels. Il est strictement interdit de diffuser, d'utiliser ou de reproduire le contenu de la présente sans avoir obtenu le consentement préalable de l'expéditeur. Si vous avez reçu ce message par erreur, veuillez en informer l'expéditeur dans les plus brefs délais par courriel ou par téléphone et veuillez détruire le message ainsi que tous les exemplaires.

This e-mail, including attachments, is intended for the person(s) or company named and may contain confidential and/or legally privileged information.

Unauthorized disclosure, copying or use of this information may be unlawful and is prohibited. If you are not the intended recipient, please delete this message and notify the sender.

All incoming and outgoing e-mail messages are stored in the Swiss Re Electronic Message Repository.

If you do not wish the retention of potentially private e-mails by Swiss Re, we strongly advise you not to use the Swiss Re e-mail account for any private, non-business related communications.



This e-mail, including attachments, is intended for the person(s) or company named and may contain confidential and/or legally privileged information.

Unauthorized disclosure, copying or use of this information may be unlawful and is prohibited. If you are not the intended recipient, please delete this message and notify the sender.

All incoming and outgoing e-mail messages are stored in the Swiss Re Electronic Message Repository.

If you do not wish the retention of potentially private e-mails by Swiss Re, we strongly advise you not to use the Swiss Re e-mail account for any private, non-business related communications.

This e-mail, including attachments, is intended for the person(s) or company named and may contain confidential and/or legally privileged information.

Unauthorized disclosure, copying or use of this information may be unlawful and is prohibited. If you are not the intended recipient, please delete this message and notify the sender.

All incoming and outgoing e-mail messages are stored in the Swiss Re Electronic Message Repository.

If you do not wish the retention of potentially private e-mails by Swiss Re, we strongly advise you not to use the Swiss Re e-mail account for any private, non-business related communications.

From: ["Reimer, Andrea" <Andrea.Reimer@vancouver.ca>](mailto:Andrea.Reimer@vancouver.ca)  
To: s.22(1)  
Date: 4/1/2016 12:50:40 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](mailto: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](https://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 " but .....what....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)



From: s.22(1)

To: "Reimer, Andrea" <Andrea.Reimer@vancouver.ca>  
[justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca)

Date: 5/23/2016 4:57:05 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](mailto: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](mailto: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](https://www.facebook.com/CouncillorAndreaReimer)

---

**From:** s.22(1)  
**Sent:** Monday, May 23, 2016 11:09 AM  
**To:** [mngD.Minister@gov.bc.ca](mailto:mngD.Minister@gov.bc.ca); Reimer, Andrea; [thomas.mulcair@parl.gc.ca](mailto:thomas.mulcair@parl.gc.ca)  
**Cc:** Robertson, Gregor; [justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca); [rich.coleman.mla@leg.bc.ca](mailto:rich.coleman.mla@leg.bc.ca); [rona.ambrose.c1@parl.gc.ca](mailto: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: s.22(1)

To: "Reimer, Andrea" <Andrea.Reimer@vancouver.ca>

Date: 5/23/2011 8:23:06 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: ["Robertson, Gregor" <Gregor.Robertson@vancouver.ca>](mailto:Gregor.Robertson@vancouver.ca)

Date: 11/20/2016 4:25:08 PM

Subject: Strong protest against empty house tax

Mr. Mayor Robertson,

I am disgusted with your new empty house tax. I believe this tax is illegal. I have spoken out against it with Vancouver councillors and via the City of Vancouver survey, but my opinion was ignored.

As someone who was born in Vancouver and maintained a home here for most of my adult life, I think I should be exempt from this tax. Do you want all the people who were actually born here to sell our property? The tax is clearly intended for foreign buyers, and I am writing to insist that people who were born in Vancouver be exempt from this tax. I also think that people who have lived in their home as a primary residence for 3 years or more should be exempt from this tax.

I am nearing retirement and wish to travel for more than 6 months a year. I do not wish to let anyone else occupy my home while I am away. I worked my entire life to reach the milestone of owning my home so that I would have a safe haven and be able to travel and work less. Your tax is unfair and thwarting my freedom to do what I wish with my home and my life.

The solution you devised is not the best solution, and your claim that it is the only way to solve the problem of a housing shortage in Vancouver is patently false.

I voted for you, and you can be sure I deeply regret placing my trust in you to serve my best interests.

Sincerely,

s.22(1)

—  
s.22(1)

From: s.22(1)

To: ["Mayor Media" <Mayor.Media@vancouver.ca>](mailto:Mayor.Media@vancouver.ca)  
["Affleck, George" <George.Affleck@vancouver.ca>](mailto:George.Affleck@vancouver.ca)  
["Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>](mailto:Elizabeth.Ball@vancouver.ca)  
["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)  
["De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>](mailto:Melissa.DeGenova@vancouver.ca)  
["Deal, Heather" <Heather.Deal@vancouver.ca>](mailto:Heather.Deal@vancouver.ca)  
["Stevenson, Tim" <Tim.Stevenson@vancouver.ca>](mailto:Tim.Stevenson@vancouver.ca)  
["Reimer, Andrea" <Andrea.Reimer@vancouver.ca>](mailto:Andrea.Reimer@vancouver.ca)  
["Louie, Raymond" <Raymond.Louie@vancouver.ca>](mailto:Raymond.Louie@vancouver.ca)  
["Jang, Kerry" <Kerry.Jang@vancouver.ca>](mailto:Kerry.Jang@vancouver.ca)  
["Vancouver Heritage Commission" <heritage.commission@vancouver.ca>](mailto:heritage.commission@vancouver.ca)

Date: 8/9/2017 4:34:07 PM

Subject: The destruction of Vancouver because of foreign money and greedy developers.

Dear Mayor and Council,

I am writing to express my outrage over the imminent destruction of 1550 West 29th Avenue, the Townley and Matheson's 1922 "Model Electric Show House." This house is significant as both a creation of one of Vancouver's most important architectural firms and as a formerly pristine showcase home built to demonstrate the automated use of electricity to the public, the first house of its kind in Western Canada.

In 2016, the City enacted for the first time an emergency Heritage Inspection Order and subsequently approved Temporary Heritage Protection to give staff time for a heritage assessment. The home was then assessed as an A-listed property for the Vancouver Heritage Register. Despite this, the current owner has rejected incentives to retain the home and it is currently in deconstruction. The replacement home will be over 9000 square feet and include a 6-car garage.

This is yet another example of the city's disregard for its built character and heritage resources. Our architectural legacy is quickly being eradicated for luxury redevelopment.

I call on you to immediately begin talks with the new provincial government to create a suite of laws to prevent rampant demolition of livable homes for luxury redevelopment, and to preserve our more sustainable and affordable original housing stock. I also ask you to call a moratorium on the demolition of livable homes until such laws are in place.

This is a priority issue for me and I will be voting according to your action, or non-action, in the upcoming civic election.

Sincerely,

s.22(1) born and raised in Vancouver!

From: s.22(1)

To: "Affleck, George" <George.Affleck@vancouver.ca>

Date: 8/3/2016 12:05:09 PM

Subject: The Housing and Affordability Crisis in Vancouver

Dear Councillor,

As a returning Vancouverite after years living in Toronto, I find myself experiencing the brunt of the Lower Mainland housing crisis. Please accept this letter as a formal protest against rental agencies encouraging prospective tenants to bid for rent. While undoubtedly you must be aware of the housing crisis, rent bidding was recently profiled on [cbc.ca](http://www.cbc.ca) as well (<http://www.cbc.ca/news/canada/british-columbia/vancouver-rental-market-bidding-war-1.3680027>).

I am encouraged by the steps the BC government and Vancouver City Hall have taken in recent weeks to increase the land transfer tax on foreign buyers and regulate the real estate industry in order to help Canadians and permanent residents. While these are strong and measured first steps, I believe more needs to be done to protect renters in the current market. The posted rent should be fixed and not negotiable. I would like you to support the prohibition of rental rate bidding as this artificially inflates the rental economy and is especially unfair to young Vancouverites who are already struggling to build equity in a challenge economy. A ban on rental bidding will go a long way to control rent prices and ensure that access to housing is sustainable.

A thriving city requires diversity and this includes access to fair and affordable housing. I am fortunate to have received world-class education at the University of Toronto and now I am choosing to return to the city I love, bringing my skills and talents to contribute to the BC economy; however, the housing crisis makes me question how sustainable my decision will be.

Sincerely,

s.22(1)

From: s.22(1)

To: [David.Eby.MLA@leg.bc.ca](mailto:David.Eby.MLA@leg.bc.ca)

Date: 8/10/2017 1:16:22 PM

Subject: Update on petition — City of Vancouver Mayor and Council: Save Vancouver's Character Houses

Hello,

After living in Vancouver for 46 years I recently moved away because I could no longer bear to watch the destruction of our beautiful neighbourhoods. All the houses sold on our street went to Asian buyers who replaced them with over-sized monster houses and all the trees and lovely gardens were removed. It broke my heart. Please do what you can to save the Matheson Electric House and help promote a province-wide foreign buyer's tax.

[https://www.change.org/p/city-of-vancouver-mayor-and-council-save-vancouver-s-character-houses/u/21022672?recruiter=21845818&utm\\_source=share\\_update&utm\\_medium=email&utm\\_campaign=share\\_email\\_responsive&utm\\_term=117258](https://www.change.org/p/city-of-vancouver-mayor-and-council-save-vancouver-s-character-houses/u/21022672?recruiter=21845818&utm_source=share_update&utm_medium=email&utm_campaign=share_email_responsive&utm_term=117258)

Thank you

s.22(1)

From: "RAY W" <sup>s.22(1)</sup>

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

Date: 1/23/2016 10:22:11 PM

Subject: Vancouver Housing Market Crisis - Stop Tearing Down Single Detached Houses

Dear Mayor and councillors,

As I drive around city of Vancouver this week-end, I cannot help but notice the amount of single detached housing being torn down and converted into duplex/townhouses/HR condos or LR condos.

Stop tearing down SINGLE DETACH HOMES! You're making things worse!! You already know that single detached houses are in demand. You're only making things worse by doing this. Everybody already knows that offshore (HOT) money is coming into the city. Amazingly, it appears we are the only stupid country that has no data and furthermore, no protection for locals who work and pay their taxes here for a long time where we have a foreign money who avoid most of the taxes through loopholes. Part of the blame must go to the Vancouver mayor and city council as this has been happening under your watch for a long time.

Housing should be built on old commercial property that is being rezoned to commercial and residential and not tearing down single detached houses. This has all backfired by tearing down single detached house in favour of Bob Rennie and its developers!!!! It amazes me how Mr. Bob Rennie says that Tom Davidoff, UBC professor, proposal would scare away any foreign ownership yet he claims that foreign ownership is under 5% so why does he need to worry?

What is sad is that I love and grew up in the city. I make good money...well above the average Vancouverite yet I cannot afford to live in the city and cannot afford to have a family as I feel I am being pushed out of Vancouver and if I do move further away to have a family, not only will I have a longer commute to downtown Vancouver, I have to pay a toll to cross a bridge. Furthermore, what is the point of have bike lanes we locals cannot even use it.

Regards,

Ray Wong

From: s.22(1)

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

Date: 1/23/2017 3:52:57 PM

Subject: Vancouver Zoning Issue

Regarding this re-zoning issue - this will greatly affect our seniors as well - all many of them have is their homes. This ReZoning will hugely devalue their properties as the 15% Foreign Buyers Tax has already done, not to mention a further Property Transfer Tax increase did earlier. The last time a ReZoning was proposed there was a civic vote and Point Grey voted to stay RS-1 Dunbar went to RS-5 etc so why does this council feel they can just change our destinies with a swath of their pen - this is so unbelievably ridiculous it makes myself and my family sick to the stomach. Shame on the City of Vancouver to again make ill informed and unjust decisions without hearing from all the people it concerns . The news says a vote is being considered whether or not to keep whales and porpoises in captivity or not - really - you would do a vote on that and not on peoples multi million dollar investments !! - Retirements !! Unbelievable what this City has become. Unbelievable.

Yours in disgust

s.22(1)

From: "[Reimer, Andrea](mailto:Andrea.Reimer@vancouver.ca)" <[Andrea.Reimer@vancouver.ca](mailto:Andrea.Reimer@vancouver.ca)>

To: s.22(1)

Date: 7/17/2016 9:52:07 PM

RE: B.C. woman launches petition calling for the end of so-called 'birth tourism' Foreign nationals from Mainland China are travelling to Canada to give birth in order to ensure their child has Canadian citizenship and access to government services.

Thanks for the clarification ) s.22(1) I am looking forward to the day that there is as much attention on the problem of all speculation, regardless of the ethnic heritage of the person treating a home like a commodity

**Councillor Andrea Reimer** | City of Vancouver  
Chair, Standing Committee on Policy and Strategic Priorities  
p: 604-873-7241  
e: [andrea.reimer@vancouver.ca](mailto: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](https://www.facebook.com/CouncillorAndreaReimer)

From: s.22(1)

Sent: Sunday, July 17, 2016 6:07 PM

To: Reimer, Andrea

Subject: Re: B.C. woman launches petition calling for the end of so-called 'birth tourism' Foreign nationals from Mainland China are travelling to Canada to give birth in order to ensure their child has Canadian citizenship and access to government services.

Thank you for your reply Andrea.

I was referring to the BC Liberal & Federal Governments who still deny foreign ownership is a problem and requires "further studies". Last week when Christy Clark & Mike DeJong released the 3% data, the **Asia Real Estate Association found the B.C. government's estimates laughably low.**

Here's a segment from the article in Business Vancouver:

**The data was released the same day an Asia Real Estate Association of America (AREAA) conference was taking place in Vancouver, where the findings were greeted with ridicule and laughter.**

**"I would like to know where the B.C. government is getting their statistics," said Michael North of the Asia Pacific Network Foundation. He estimates the number of foreign buyers investing in Vancouver real estate at 10%, not 3%. Others at the conference put the numbers even higher than that.**

The government's data suggests foreign investment may not be as significant a factor in inflating Vancouver residential real estate prices as many people have assumed. **But real estate agents and developers attending the AREAA conference immediately questioned the government's numbers.**

**"I would say 50% of house buyers, maybe 60% [are foreigners]," said Eve Chuang of Macdonald Realty.** Chuang, and other agents at the AREAA conference, said it is not the nationality of the buyer **but the source of the capital that is important. Money from China can be simply transferred to a relative with an address in Vancouver, who then acts as the buyer, the real estate agents explained.**

**"Name the company Maple Leaf Enterprise and hire Joan Smith to head it," North said. "Suddenly you're a Canadian investor."**

Article: **Business Vancouver**

<https://www.biv.com/article/2016/7/chinese-buyers-bc-real-estate-june-just-3/?platform=hootsuite>

Thanks for your concern,

s.22(1)

On Jul 17, 2016, at 5:08 PM, Reimer, Andrea <[Andrea.Reimer@vancouver.ca](mailto:Andrea.Reimer@vancouver.ca)> wrote:

Thanks for the additional link. I wouldn't call seven years of constant action "turning a blind eye" but as we both were saying some members of the public have only recently turned their attention to the issue and it's understandable that they wouldn't be as aware of those efforts if they haven't even been tracking the problem over the last couple of decades.

**Councillor Andrea Reimer**

Chair | **Policy and Strategic Priorities**

City of Vancouver

p: [604-873-7241](tel:604-873-7241)

e: [andrea.reimer@vancouver.ca](mailto:andrea.reimer@vancouver.ca)

a: [453 W 12 Ave Vancouver, BC V5Y 1V4](#)

t: [@andreareimer](#)

f: [www.facebook.com/CouncillorAndreaReimer](http://www.facebook.com/CouncillorAndreaReimer)

On Jul 17, 2016, at 10:22 AM, s.22(1) wrote:

Yes, worth looking into.

Here's more troubling news on the ongoing BC real estate fiasco.

I find the viewers' / readers' comments very insightful. They're a good indication of what local citizens feel about what has been allowed to happen here, while our government has simply turned a blind eye.

People are really pissed-off and rightly so! Our government is elected to serve in the best interests of its citizens, which both the BC and Federal governments clearly haven't been doing by allowing foreign ownership to get so out of hand.

Wanted to pass along this link.

**Wow, it's going from bad to worse. Now this is happening:**

<http://bc.ctvnews.ca/real-estate-bidding-wars-hitting-vancouver-s-rental-market-1.2989402>

**Sheesh! - When's this insanity going to stop? It's getting scary now. People competing and fighting for shelter. Enough is enough!**

Thanks for your concern!

Best regards,

s.22(1)



On Jul 17, 2016, at 9:37 AM, Reimer, Andrea <[Andrea.Reimer@vancouver.ca](mailto:Andrea.Reimer@vancouver.ca)> wrote:

I haven't seen any data that babies are responsible for high housing prices, but I will look into it.

**Councillor Andrea Reimer**  
Chair | **Policy and Strategic Priorities**  
City of Vancouver  
p: [604-873-7241](tel:604-873-7241)  
e: [andrea.reimer@vancouver.ca](mailto: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](https://www.facebook.com/CouncillorAndreaReimer)

On Jul 17, 2016, at 8:50 AM, s.22(1) wrote:

**BC has seen a significant increase in Birth Tourism from Mainland China. We now have more tourism births by women coming to BC from Mainland China instead of going to Hong Kong as Hong Kong has implemented strict controls to curtail this practice.**

**Hong Kong has plans to halt birth tourism altogether as it has put too much economic pressure on their schools, hospitals and social services.**

**A lesson to be learned here!**

**BC Global News**

**<http://globalnews.ca/news/2824541/b-c-woman-launches-petition-calling-for-the-end-of-so-called-birth-tourism/>**

**B.C. woman launches petition calling for the end of so-called 'birth tourism'**

File photo

- A A +

A B.C. woman has launched a petition calling on the government to put an end to so-called "birth tourism" which will be presented in the House of Commons in the fall.

Last month, Kerry Starchuk of Richmond launched [petition e-397](#) calling on the Liberal government to "enact legislation which will fully eliminate birthright citizenship in Canada," or as Starchuk calls it, "jus soli" citizenship.

On the petition, Starchuk describes **'birth tourism' as "expectant mothers who are foreign nationals, with no status in Canada, to gain automatic citizenship for their children born within Canada."**

In an interview with the [Vancouver Sun](#), Starchuk claims some **foreign nationals are travelling to Canada to give birth in order to ensure their child has citizenship and access to government services.**

In the interview, Starchuk said she has lived in the same home for 28 years and the house next is operating as a **“maternity motel for pregnant women from China,”** as the newspaper described it.

“I want neighbours, I don’t want people that are coming and going that have no connection here,” she told the [Sun](#). “I don’t have a problem with a baby, but I have a **problem with the long-term consequences.**”

Starchuk’s petition, sponsored by Richmond MP Alice Wong, was launched on June 16 and has nearly 5,000 signatures, almost 4,500 more than the required number of signatures needed for the petition to be presented to the House of Commons.

In a statement, Wong said she “was pleased to represent one of her constituents in the process of presenting a petition to Parliament.”

“While a sponsoring Member of Parliament does not have to agree with the opinions or request set out in the petition, this topic affects the constituents of Richmond Centre and MP Alice Wong will be waiting to hear the government’s earliest response,” reads the statement.

According to 2012 numbers from [Statistics Canada](#) only 699 babies were born to non-Canadian mothers.

Starchuk’s petition said **“the practice of ‘birth tourism’ can be very costly to taxpayers,” and she is calling on the government to “enact legislation which will fully eliminate birthright citizenship in Canada unless one of the parents of the child born in Canada is a Canadian citizen or permanent resident of Canada.”**

**Here’s the breakdown of the petition numbers:**

Province / Territory Signatures

Alberta	309
<b>British Columbia</b>	<b>3046</b>
Manitoba	53
New Brunswick	11
Newfoundland and Labrador	13
Northwest Territories	2
Nova Scotia	22
Nunavut	1
Ontario	1208
Prince Edward Island	3
Quebec	153
Saskatchewan	30
Yukon	5
Other Countries	72

This isn’t the B.C. native’s first petition. In 2012, Starchuk and Ann Merdinyan launched a petition calling on Richmond officials to adapt a signage policy because of the lack of English on storefront signs.

The so-called ‘birth tourism’ has been a trend in the U.S. for several years and is gaining momentum in San Diego since January.

Speaking with [Fox 5 News](#), a U.S. immigration attorney told the news station that though the practice is legal, it’s becoming more of an industry in the United States.

“The [idea] behind it is have your baby in the U.S. the baby will become a U.S. citizen,” Jacob Sapochnick said. “Having a baby here, there’s nothing illegal about it. It’s just people are making it into a profit industry.”

The attorney told [Fox News](#) that so-called “baby brokers” charge anywhere from \$20,000 to \$50,000 per family.

Websites overseas advertise packages that offer room and board and health services for several months before and after pregnancy, Sapochnick told the news station.

From: ["Reimer, Andrea" <Andrea.Reimer@vancouver.ca>](mailto:Andrea.Reimer@vancouver.ca)

To: s.22(1)

Date: 3/24/2016 4:52:45 PM

Re: Lack of Foreign Ownership Rules Extends Well Beyond the Housing Market -  
Subject: Canada's energy, water and food supply could be jeopardized if restrictions are not put in place NOW, to safeguard Canada's national interests!

Thanks for the cc

Councillor Andrea Reimer  
Chair | Policy and Strategic Priorities  
City of Vancouver  
p: [604-873-7241](tel:604-873-7241)  
e: [andrea.reimer@vancouver.ca](mailto: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](https://www.facebook.com/CouncillorAndreaReimer)

On Mar 24, 2016, at 9:47 AM, s.22(1) wrote:

Hello,

As a young Canadian citizen & taxpayer, I'm very concerned with the Canadian Government's refusal to put safeguards in place to protect Canada's citizens and Canada's national interests from foreign investment takeover.

The Canadian Government's fear of being "political correct" has become the "cancer of all Canadians". It will ultimately hurt Canada's citizens and Canada's national interests. Foreign investors are aware of Canada's lack of foreign ownership rules and are jumping to take advantage of this and the government's inability to close loopholes. As we have seen with Vancouver's housing crisis, this has been much to the detriment of Canada and its citizens!

BNN - Chinese Investors Are Hungry for Canada's Energy Assets - Bankers CEO  
<http://www.bnn.ca/News/2016/3/21/Chinese-investors-are-hungry-for-Canadas-energy-assets-Bankers-CEO.aspx>

**A lack of foreign ownership rules in Canada has caused a housing crisis for Canadians, however it extends well beyond Canada's housing market.**

Not only is this affecting our housing market, Canada's energy assets and agricultural land is being purchased by offshore companies. **This is a dangerous precedent which could jeopardize Canada's energy, water and food supply in the future if restrictions are not put in place to safeguard Canada's national interests!**

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.

As we've seen in Vancouver's housing crisis, you CAN have **too much foreign investment**. When it begins to adversely **affect and jeopardize national interests for Canada and its citizens**, **Canadians have every right to be concerned!** Vancouver has become a commodity for parking foreign wealth.

The issue is not about race, but about the global rich buying Vancouver's property and squeezing Canadians out. The fall of the Chinese stock market, 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, THIS IS simply FACT!

All other countries have restrictions in place to protect their citizen's and country's national interests, including China!

Why hasn't Canada done this??? Canadians are demanding ACTION !

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. China's government has strict policies with regards to housing and land ownership."

The Globe & Mail

<http://www.theglobeandmail.com/report-on-business/economy/housing/chinese-envoy-says-lack-of-oversight-behind-vancouvers-house-price-crisis/article25085285/>

David Chen a financial advisor spoke at a recent Vancouver Town Hall meeting organized to help find solutions to Vancouver's housing crisis.

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 **VASTLY** over bid.

Two national banks are warning of the high risk real estate poses. Government groups and organizations such as the Canadian Housing & Mortgage Corporation 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. If the market crashes, they along with Canada's citizens and Canada's economy 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 are the ONLY VIABLE SOLUTIONS. — PERIOD!**

Let's see ALL levels of Government, municipal, provincial and federal start working

on this IMMEDIATELY! - Impose restrictions and implement safeguards to protect Canada for ALL it's citizens!

Thank you,

s.22(1)

Canadian Student & Taxpayer

From: ["George Madden" <George@pfmsearch.com>](mailto:George@pfmsearch.com)

To: ["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)

Date: 10/13/2016 3:21:06 PM

Subject: 2016 PFM Economic Update - Powerpoint

Attachments: 2016 10 12 PFM\_FINAL Jock's Presentation.pptx

Dear Adriane,

Apologies, please find attached the Powerpoint presentation attachment as promised.

Best regards,  
George

George Madden  
PFM Executive Search  
Suite 2020 - 1055 West Hastings Street  
Vancouver, BC V6E 2E9  
T: 604.689.9970  
W: [www.pfmsearch.com](http://www.pfmsearch.com)

EXCELLENCE IN EXECUTIVE SEARCH

Founding Member - Panorama Global Network ®  
Member - Association of Executive Search Consultants (AESC)



**OCTOBER 12, 2016**

AGAINST THE GRAIN? BRITISH COLUMBIA'S  
ECONOMIC PROSPECTS IN A SLOW GROWTH WORLD

PRESENTED TO

PFM EXECUTIVE SEARCH

JOCK FINLAYSON,  
Executive Vice President and Chief Policy Officer  
[jock.finlayson@bccbc.com](mailto:jock.finlayson@bccbc.com)



## 2016...SHAPING UP TO BE ANOTHER TOUGH YEAR

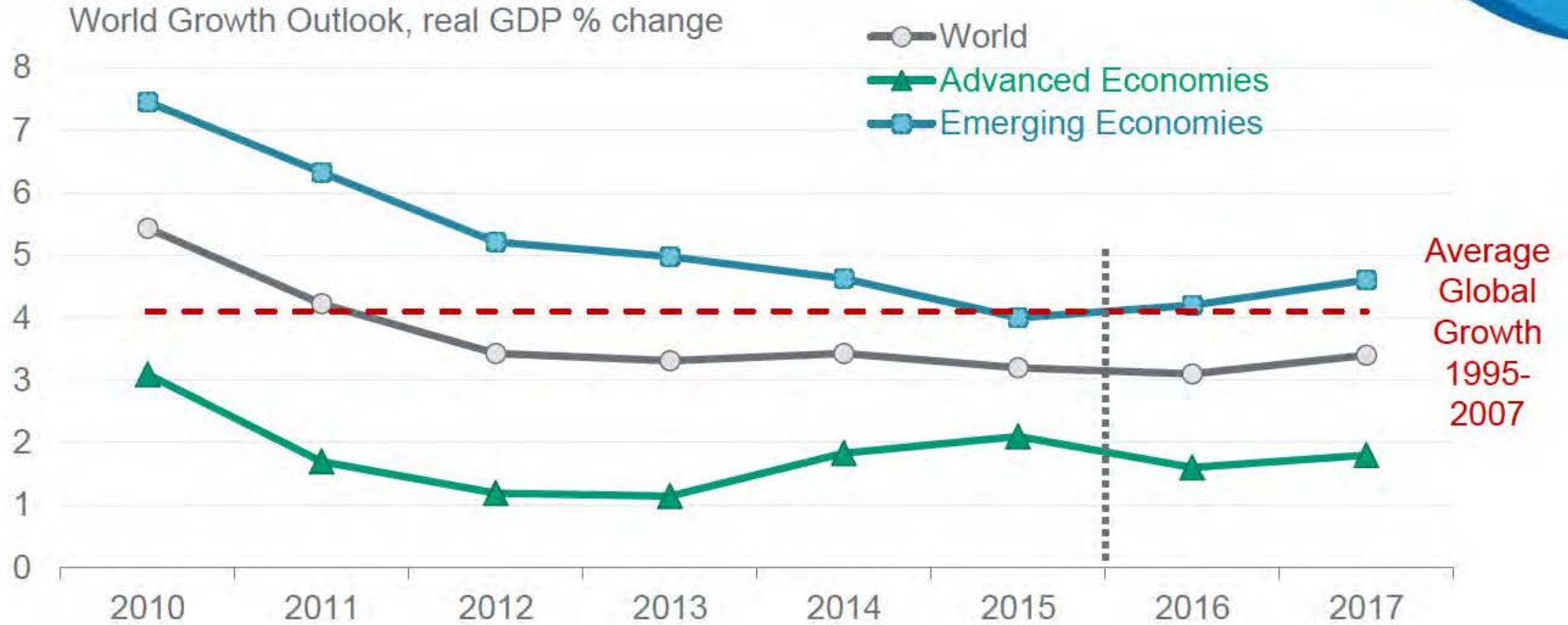
“In true Sisyphean fashion, the world economy is faltering yet again, unable to gain much elevation and sliding back into the low growth morass it has been stuck in for some time. Major advanced and emerging market economies appear to be converging to a low growth environment characterized by weak investment, stagnant productivity, and tepid private sector confidence.”

*Edward Prasad and Karim Foda, “Global Economy Remains Mired in Swamp of Slow Growth,”  
Brookings Institution, October 2, 2016*

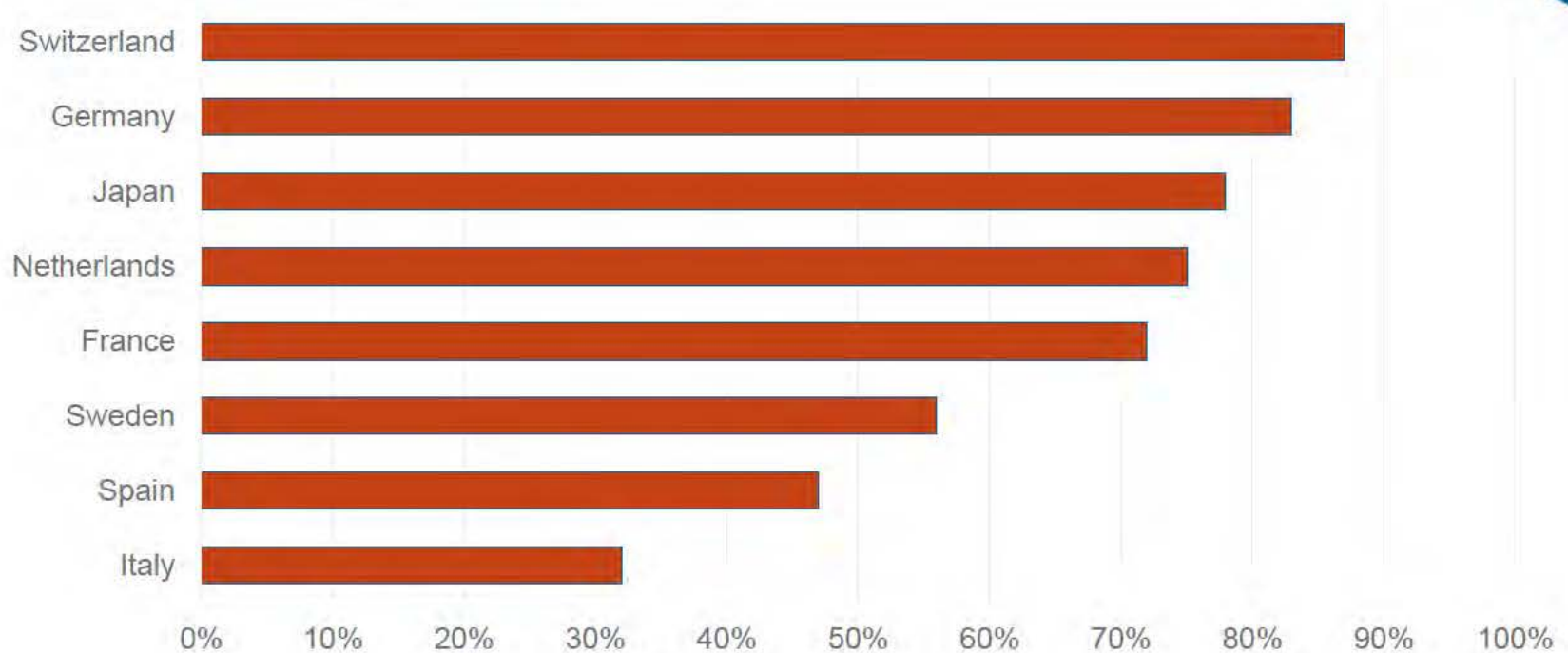
IMF has just downgraded its global forecast for 2016-17...for the **third time** this year

Political and policy risks abound: BREXIT, American election, ongoing Eurozone banking stresses, Italian constitutional referendum, 2017 French election, Syrian civil war, Ukraine, North Korea, etc....

## THE GLOBAL ECONOMY REMAINS IN LOW GEAR



## PERCENTAGE OF GOVERNMENT (SOVEREIGN) DEBT TRADING AT NEGATIVE NOMINAL YIELDS (Q2 2016)



## WORLD TRADE\* HAS LOST MOMENTUM

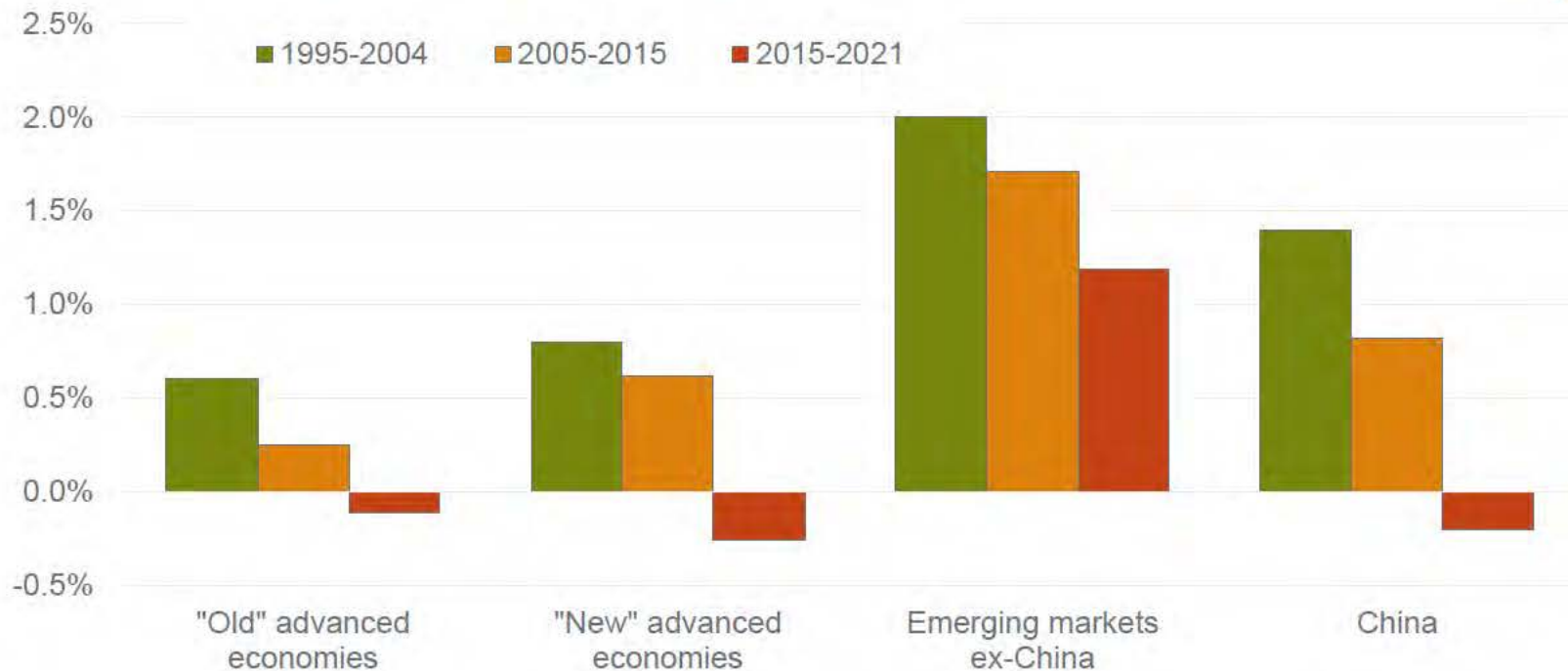
(RATIO OF WORLD TRADE GROWTH TO WORLD GDP GROWTH)



- 2015 slowdown partly reflects weak demand in China
- Recent fall-off in trade growth also due to shifts in global value chains, rise of protectionist policies, re-shoring, currency misalignments & manipulation, etc.

## GLOBAL DEMOGRAPHICS WEIGHING ON POTENTIAL ECONOMIC GROWTH

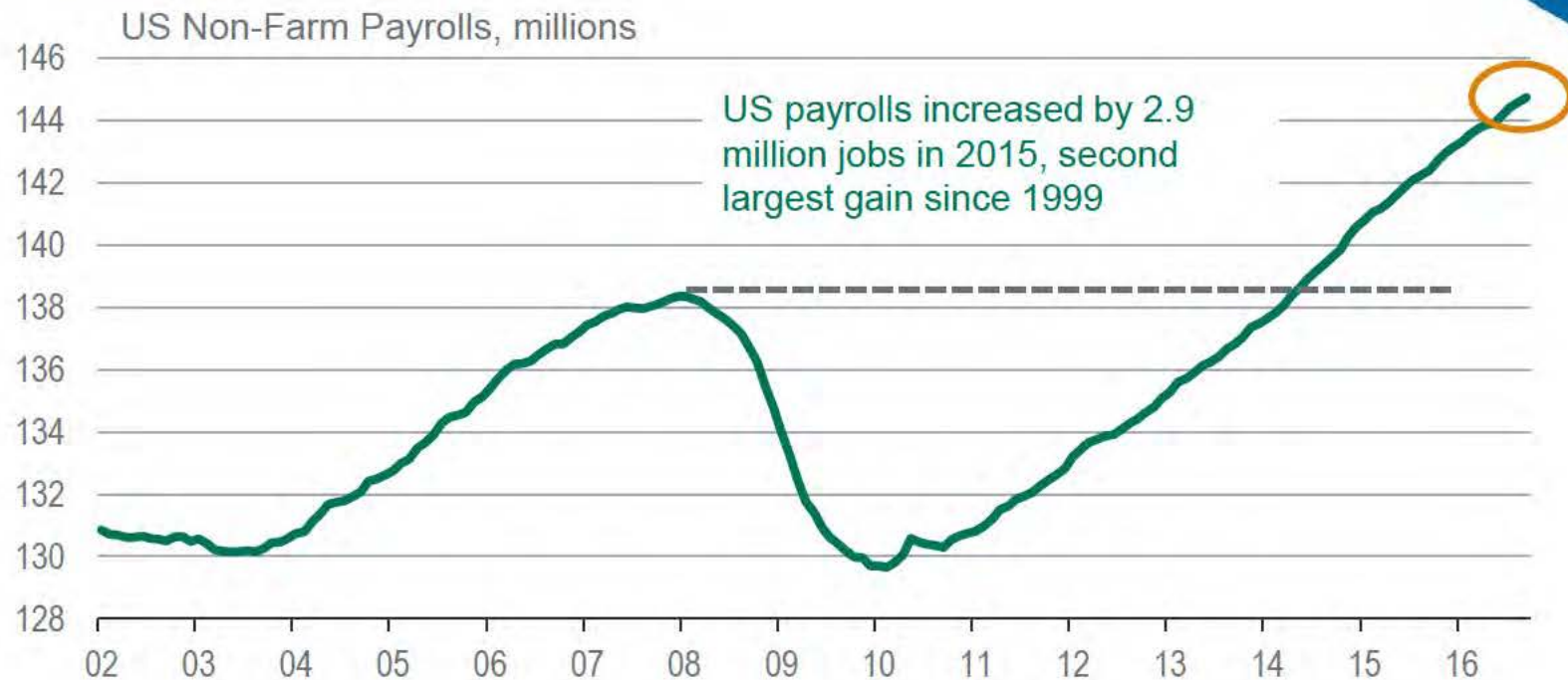
(WORKING AGE POPULATIONS, ANNUAL GROWTH RATES, %)



## AT LEAST THE US ECONOMY IS EXPANDING

- Real GDP increased by 2.4% in 2015, the same as 2014
- Growth eased to ~1% (annualized) in the first half of 2016, reflecting the strong US dollar, soft global economy, and plunging oil and gas investment
- However...
  - 78 consecutive months of employment gains, with real wages now picking up
  - consumer spending is trending higher
  - housing starts slowly climbing, should reach ~1.2 million this year
  - lower energy prices are a (net) economic plus for the US...in the medium-term
  - fiscal drag is diminishing, as state/local government budgetary positions improve
- Recent forecasts suggest the US economy will grow by 1.5 - 2.1% (after-inflation) in 2016-17
- US Federal Reserve is expected to increase its policy interest rate...in baby-steps

## US EMPLOYMENT SURGES



Latest: September 2016

Source: US Bureau of Economic Analysis. seasonally adjusted data

## HOUSING STARTS CONTINUE TO GRIND HIGHER



Latest: August 2016

Source: US Census Bureau, seasonally adjusted data.



## GROWTH IN US HOUSEHOLDS: HISTORY AND OUTLOOK

(AVERAGE ANNUAL INCREASE IN NUMBER OF HOUSEHOLDS, OVER THE PERIOD SHOWN)

### History

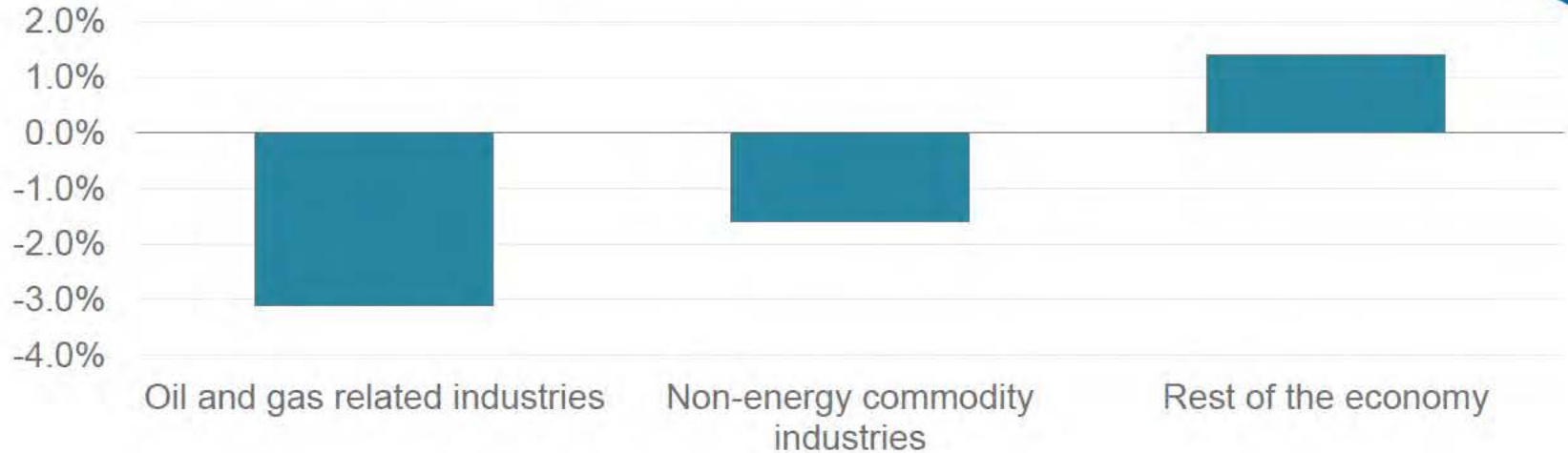
2004-2007	1,216,859
2007-2010	802,066
2010-2013	965,918

### Forecasts for 2015-2025

Low estimate	1,160,000
Middle estimate	1,240,000
High estimate	1,320,000

## CANADA'S ECONOMY HIT THE SKIDS IN 2015

(Y/Y % CHANGE IN REAL GDP FROM 2014)



- Resource-related industries, representing ~20% of Canadian GDP, have accounted for most of the recent weakness in the Canadian economy

## FACTORS SHAPING CANADA'S OVERALL ECONOMIC PERFORMANCE IN 2016-17

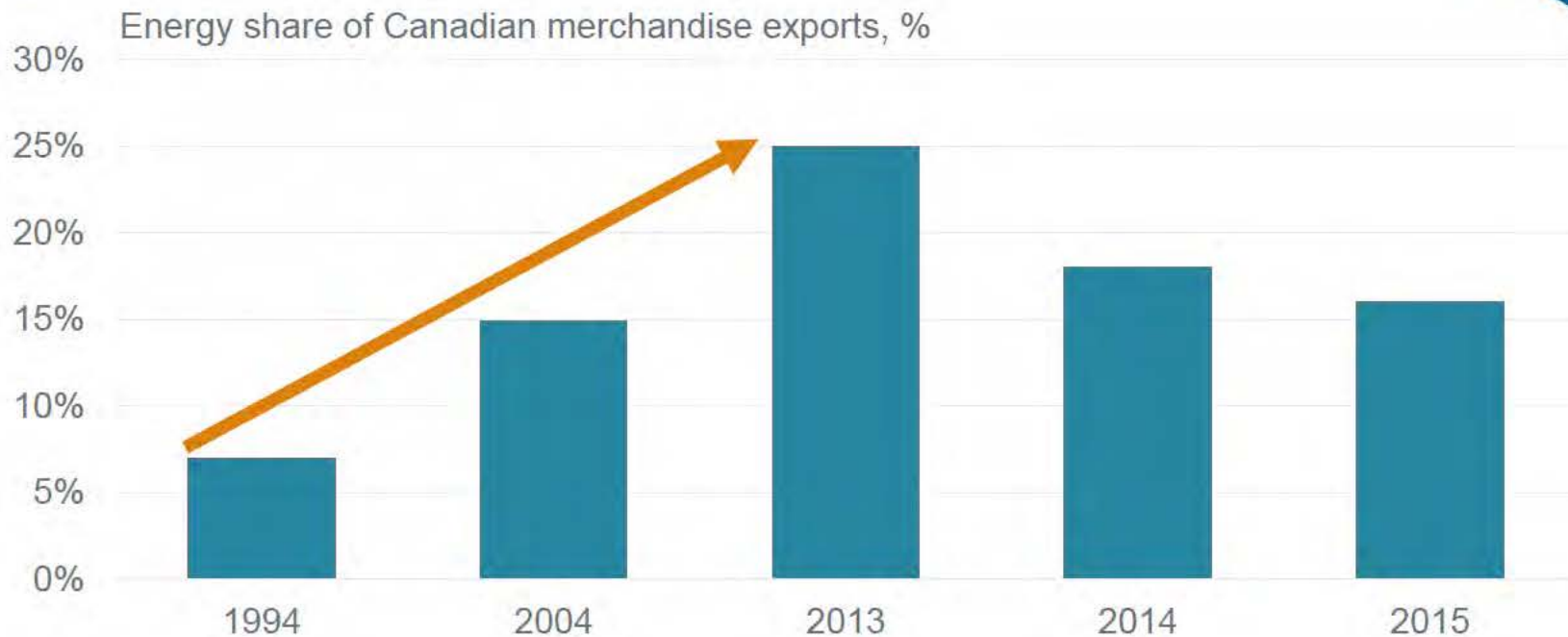
### Negative impact

- Continued fall-out from the oil/gas slump and shifts in global energy markets
- Increasingly indebted households – pointing to weaker growth in consumer spending
- Mature housing cycle -- little contribution to GDP growth expected from housing sector in next 2 years, some risk of regional market declines
- Erosion of competitiveness vis-à-vis US and Mexico

### Positive impact

- Federal government fiscal stimulus, including increased infrastructure spending
- Moderate US economic expansion
- Rock bottom interest rates and low Canadian dollar
- Some gains in non-energy exports (e.g., high tech goods/services, tourism)

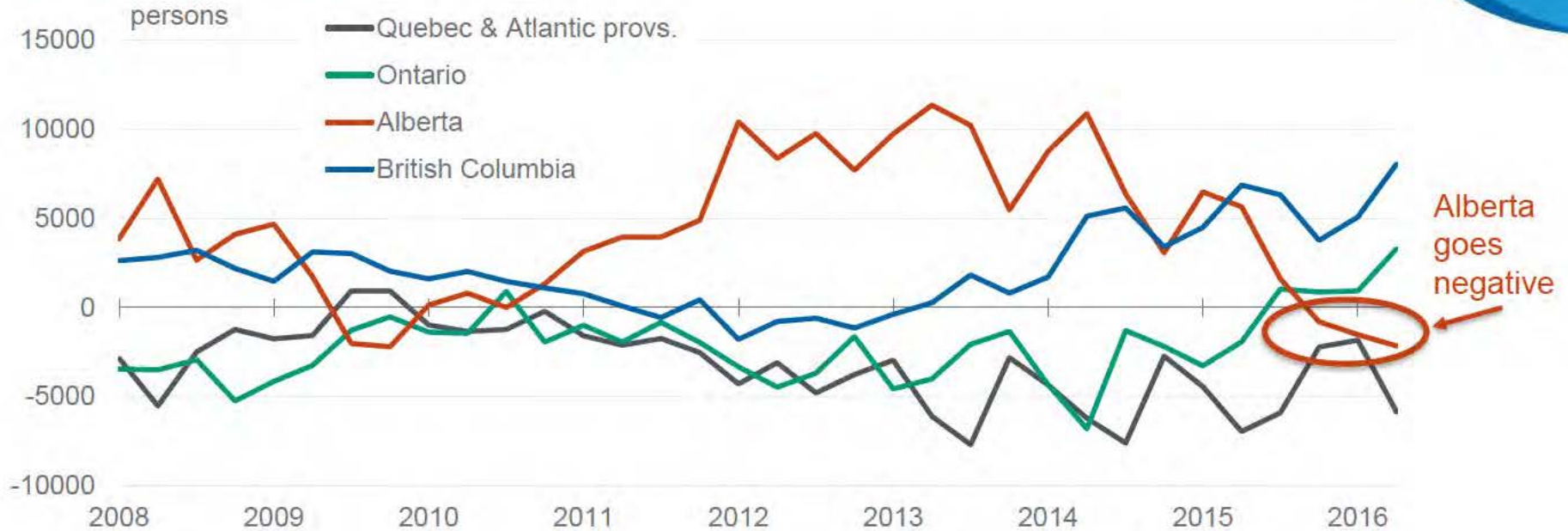
## ENERGY'S PLACE IN CANADA'S EXPORT MIX\*



\*Merchandise exports only; excludes services

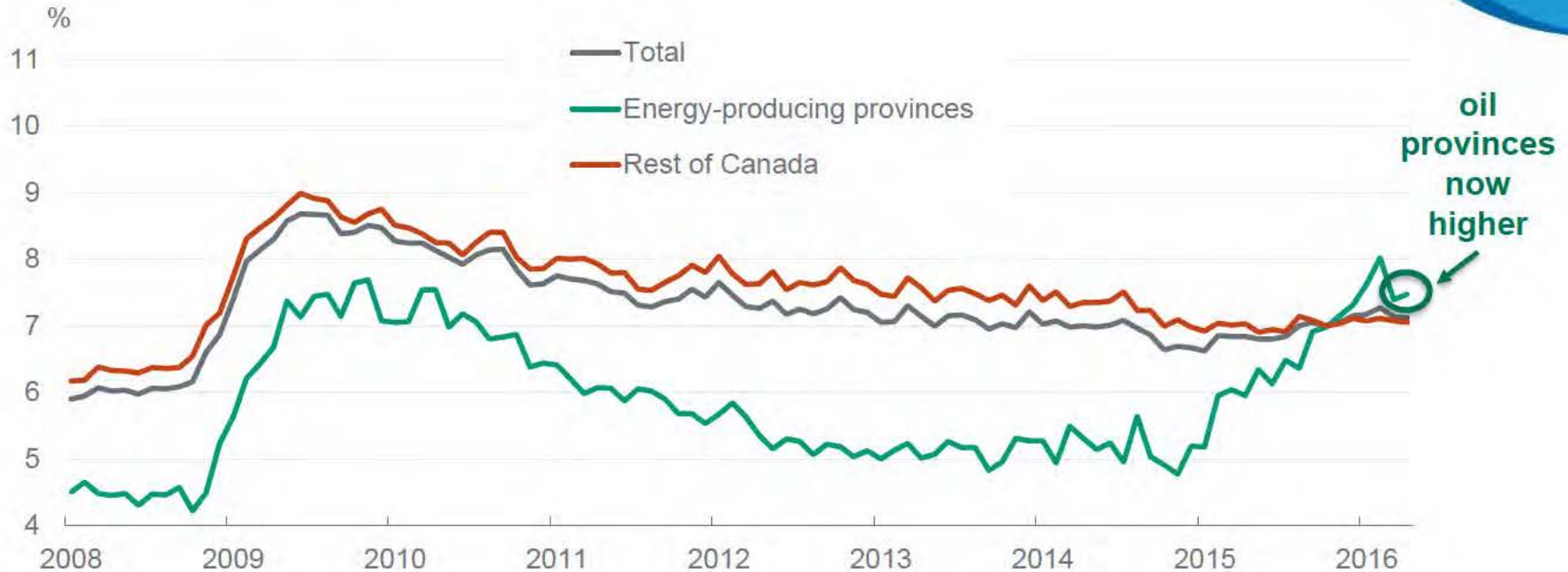
Source: CIBC World Markets.

# CANADIAN ECONOMIC ROTATION - NET INTERPROVINCIAL MIGRATION FLOWS



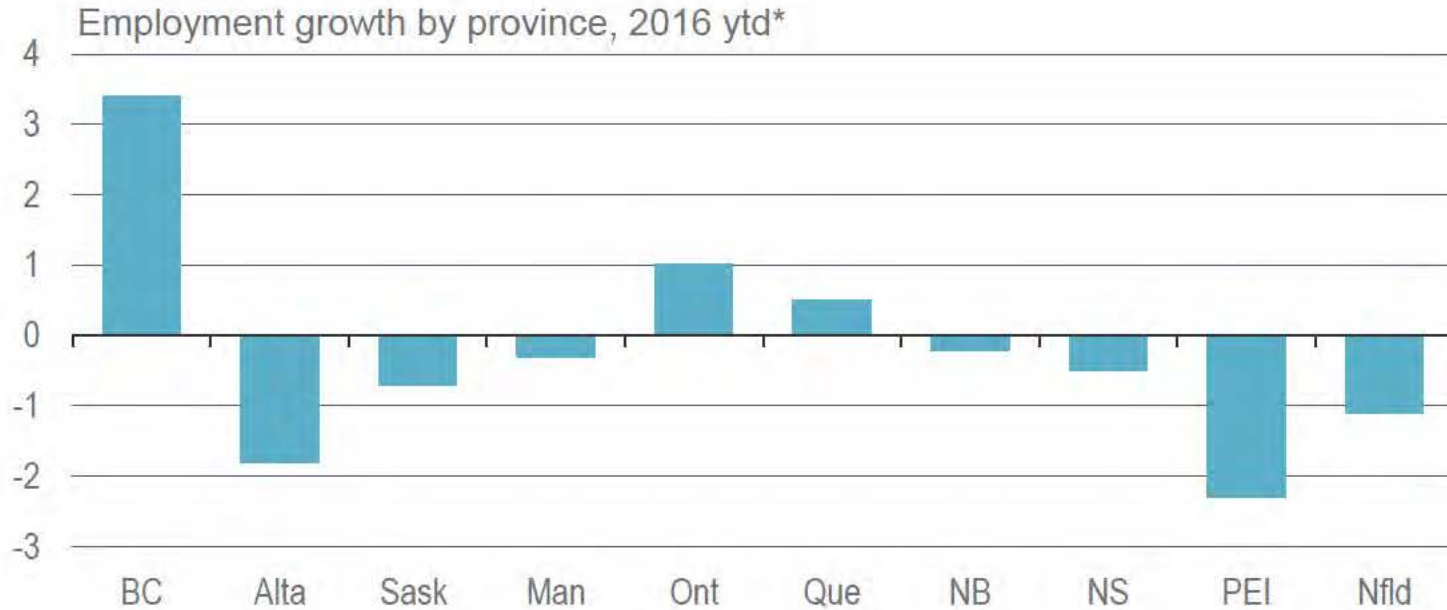
<sup>1</sup> Atlantic provinces include New Brunswick, Nova Scotia, Prince Edward Island and Newfoundland and Labrador.

## CANADIAN ECONOMIC ROTATION – SHIFTING UNEMPLOYMENT RATES BY BROAD REGION<sup>1</sup>



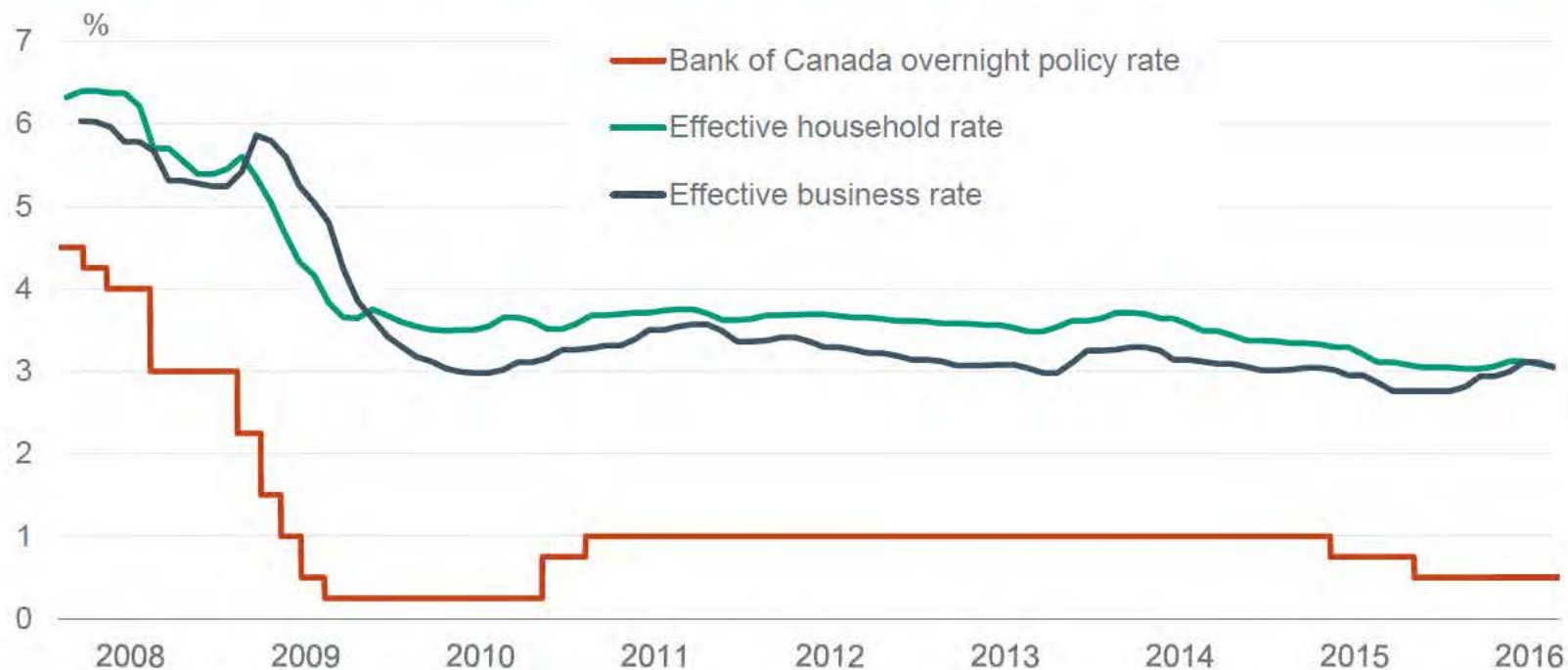
<sup>1</sup> Data from the Labour Force Survey. Energy-producing provinces include Alberta, Saskatchewan, and Newfoundland and Labrador.

## BC & ONTARIO LEAD IN JOB GROWTH, EMPLOYMENT DOWN IN MOST OTHER PROVINCES



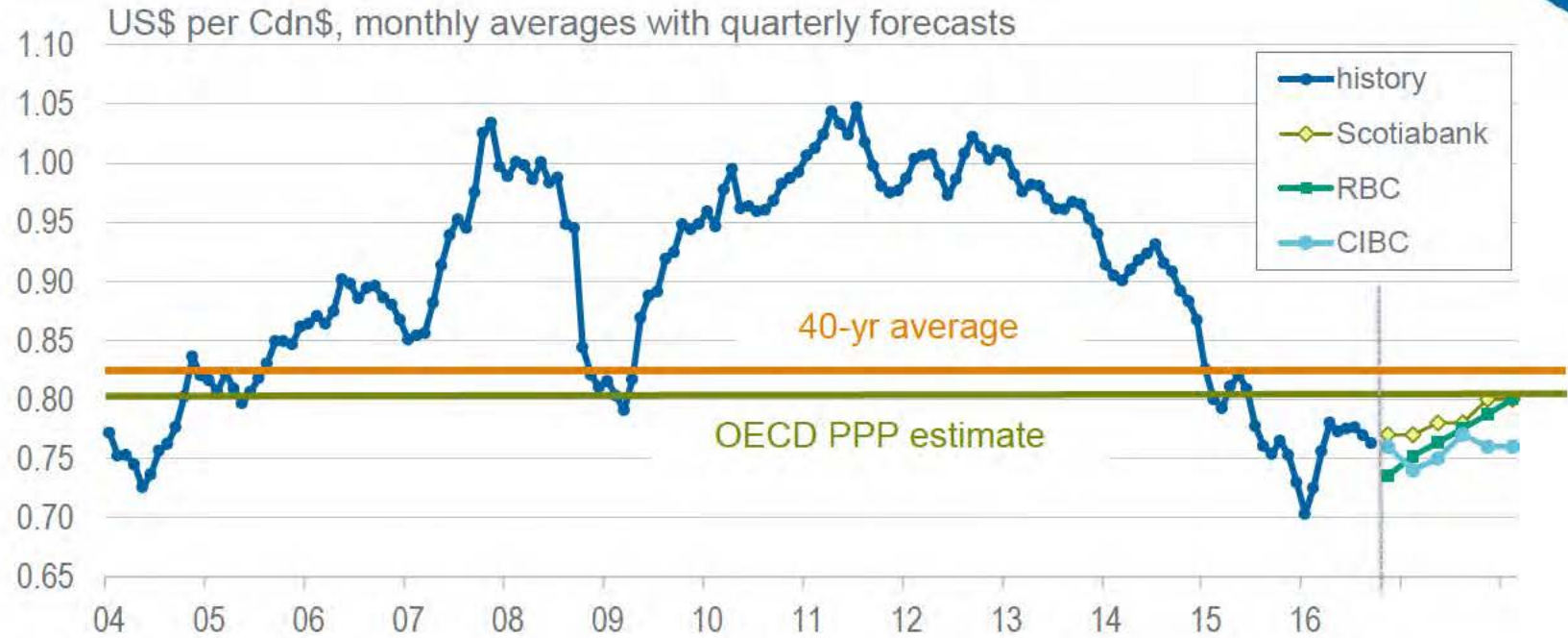
Source: Statistics Canada, Labour Force Survey. \*Jan-Sept

## CANADIAN INTEREST RATES AT/NEAR RECORD LOWS





## A BUMPY RIDE FOR THE CANADIAN DOLLAR

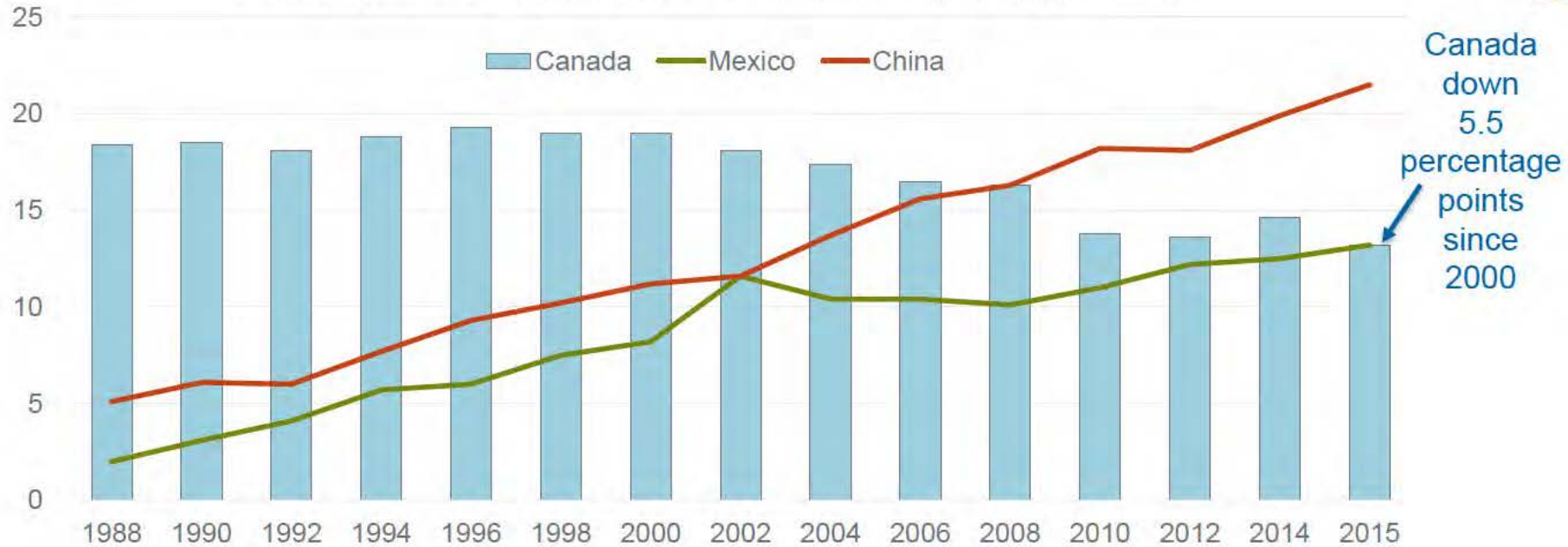


Latest: September 2016

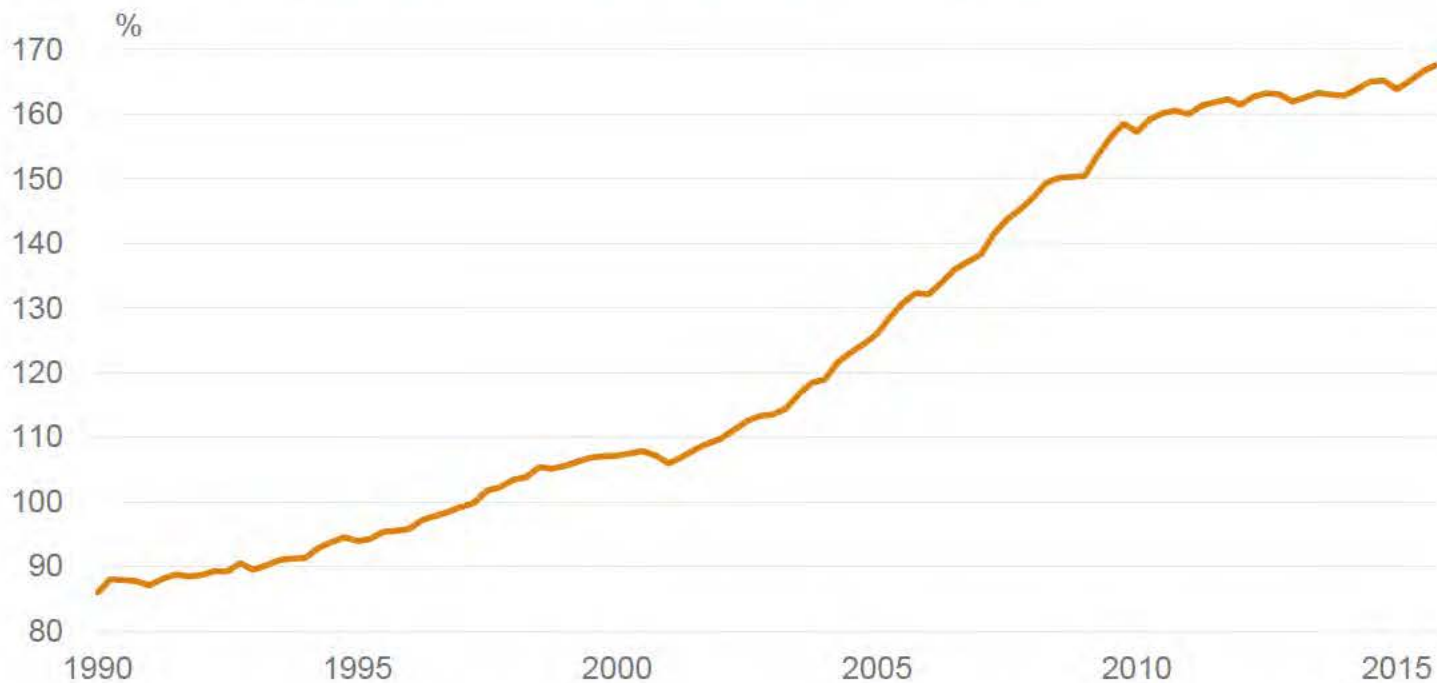
Source: Bank of Canada, noon rate.

## CANADA HAS LOST COMPETITIVENESS IN THE US MARKET

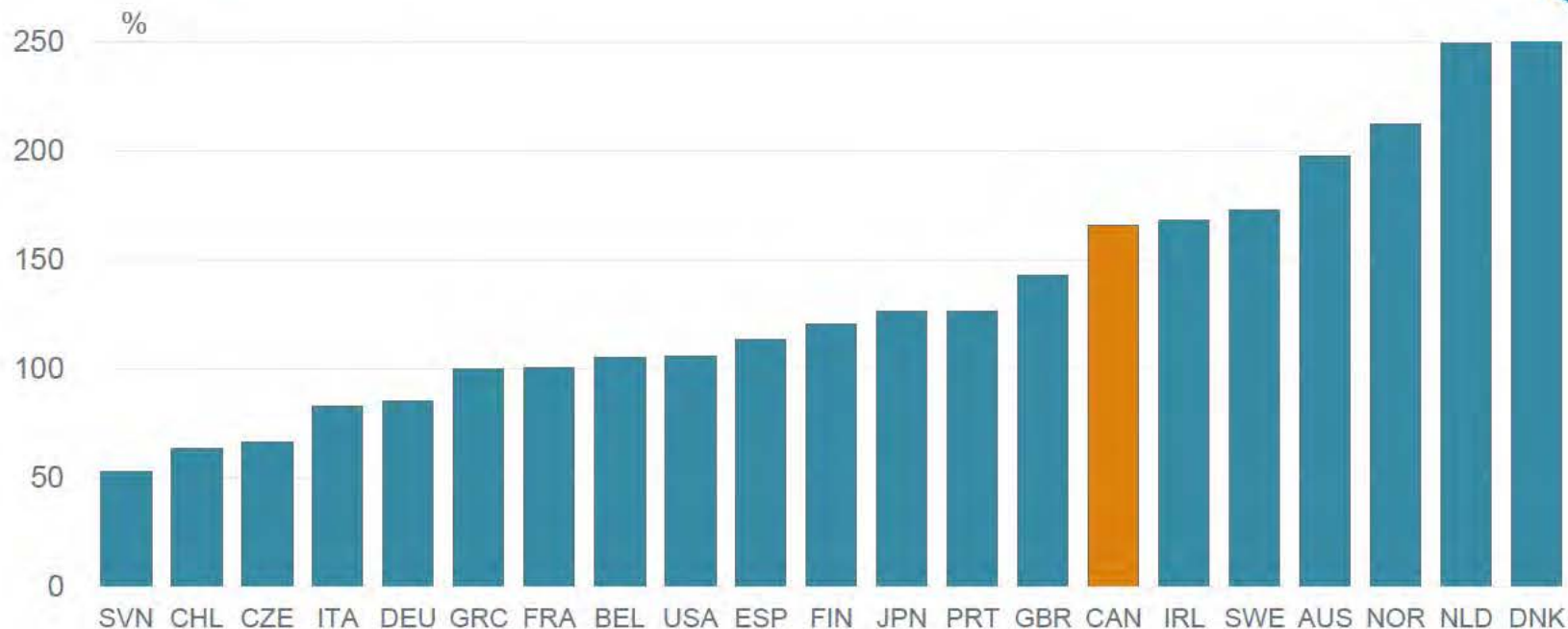
Country share of total US merchandise imports, per cent



## CANADIAN HOUSEHOLD DEBT TO DISPOSABLE INCOME



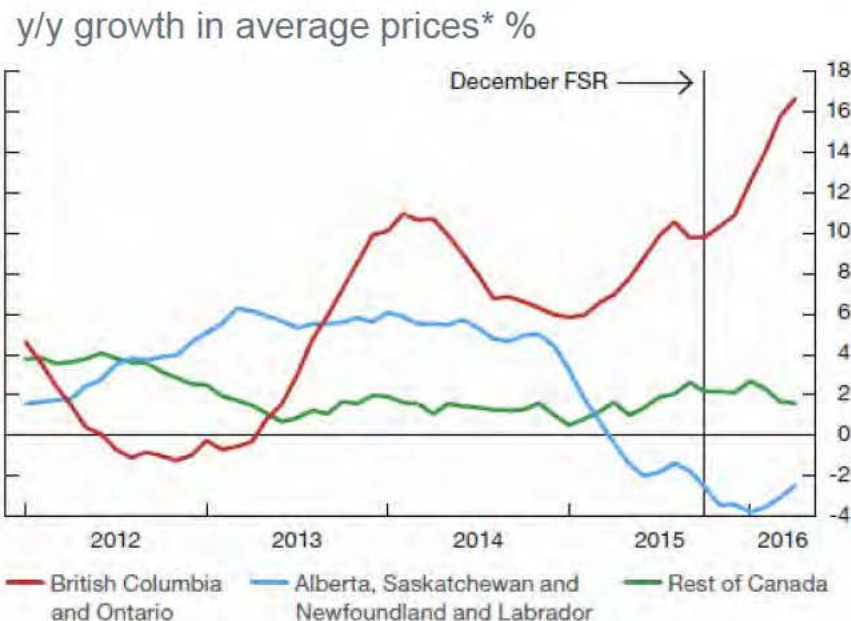
## HOUSEHOLD INDEBTEDNESS RATIO, CANADA VS OTHER OECD COUNTRIES, Q4 2015<sup>1</sup>



<sup>1</sup> Total household outstanding debt as a percentage of household gross disposable income. Q4 2014 for Denmark and Q1 2015 for Japan.

Source: OECD Economic Surveys.

## TRIFURCATION OF CANADIAN HOUSING MARKETS

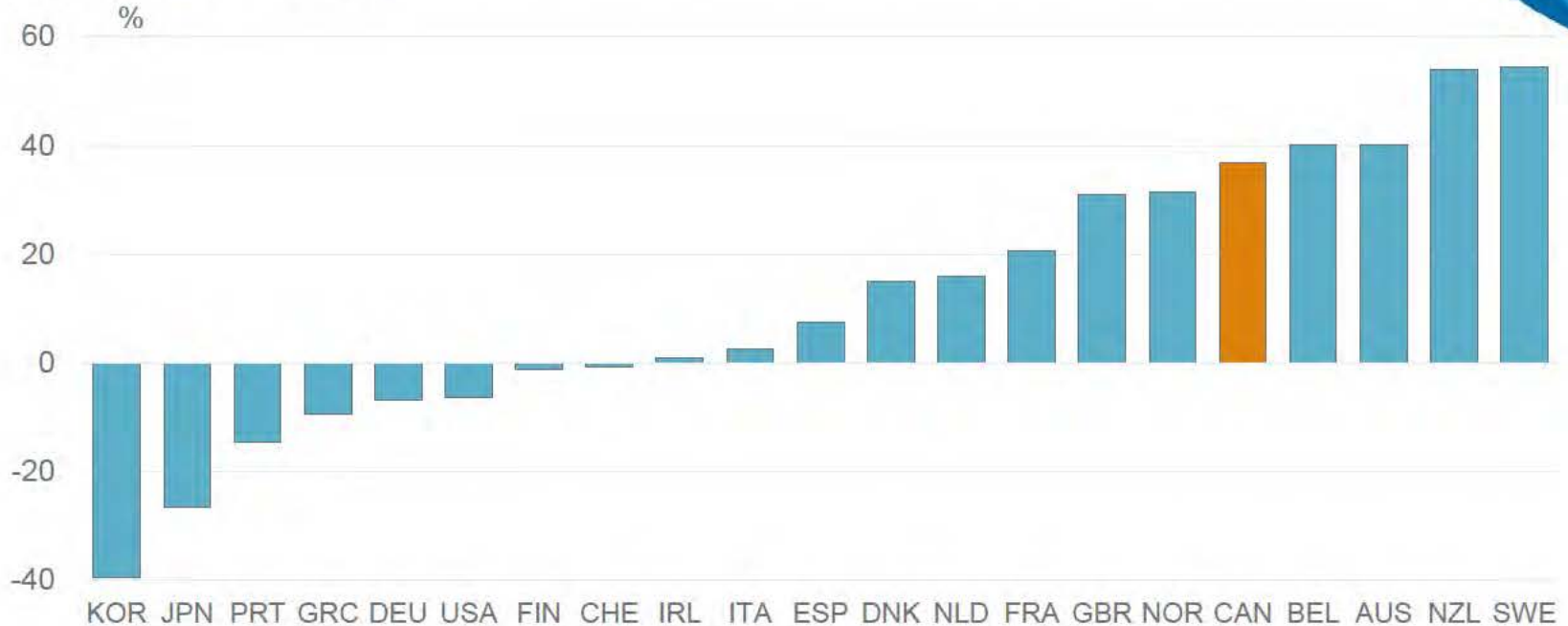


\* six month moving averages

- Nationally, home resales reached new highs in the first half of 2016
- Strength in national market masks regional divergence
- Greater Vancouver house prices climbed 30% in the year to June 2016...but have fallen recently
- Housing markets in Vancouver and Toronto have been supported by in-migration, foreign capital inflows, and robust job growth

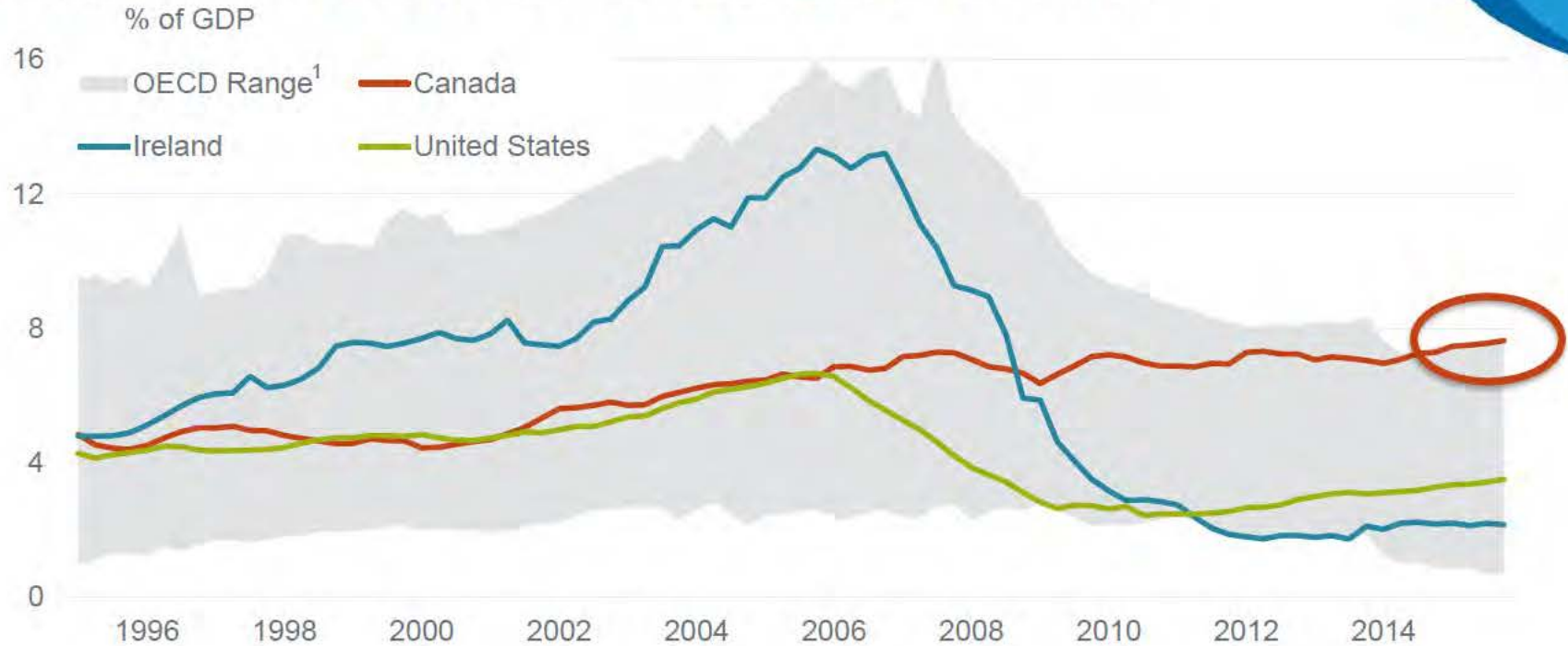
Source: Bank of Canada.

## CANADIAN HOUSE PRICES ARE HISTORICALLY HIGH RELATIVE TO INCOMES, Q1 2016<sup>1</sup>



<sup>1</sup> Deviation of the ratio of nominal house prices/nominal disposable income per capita over the long-term average. The long-term average starts in Q1 1980 for most countries, with a few exceptions. The price-to-income ratio starts in Q1 1981 for Denmark, Q1 1986 for Korea and New Zealand, Q1 1987 for the United Kingdom, Q1 1995 for Portugal and Q1 1997 for Greece. The latest observation is Q4 2015/Q1 2016.

## RESIDENTIAL INVESTMENT HAS LOOMED LARGE IN CANADA



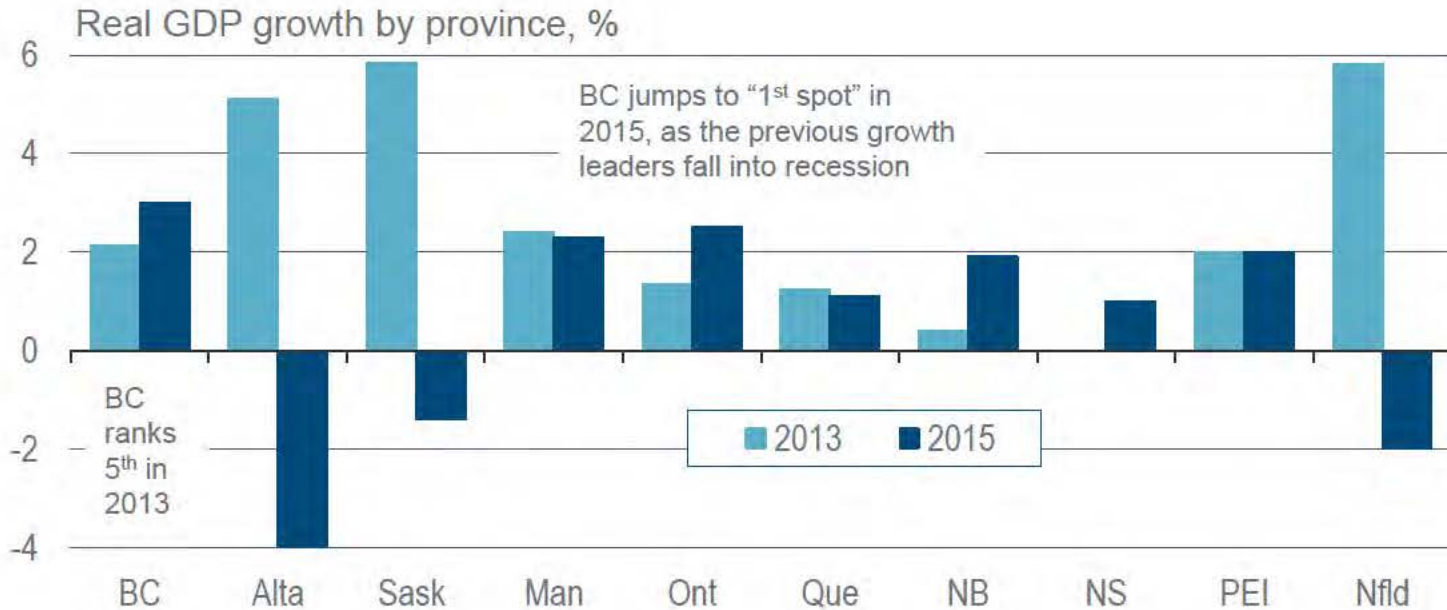
<sup>1</sup> Excluding Canada.

## AN UPDATED ECONOMIC FORECAST FOR CANADA

	2015	2016	2017
Real GDP Growth (% change)	1.1	1.2	2.0
Real consumer spending (% change)	1.9	2.0	1.5
Real business investment (% change)	-10.6	-7.5	1.6
Unemployment rate (%)	6.9	7.0	6.9
Current account balance (% of GDP)	-3.2	-3.3	-2.4
Housing starts (000)	194	195	190
Corporate profits (% change, pre-tax)	-24	-24	+11

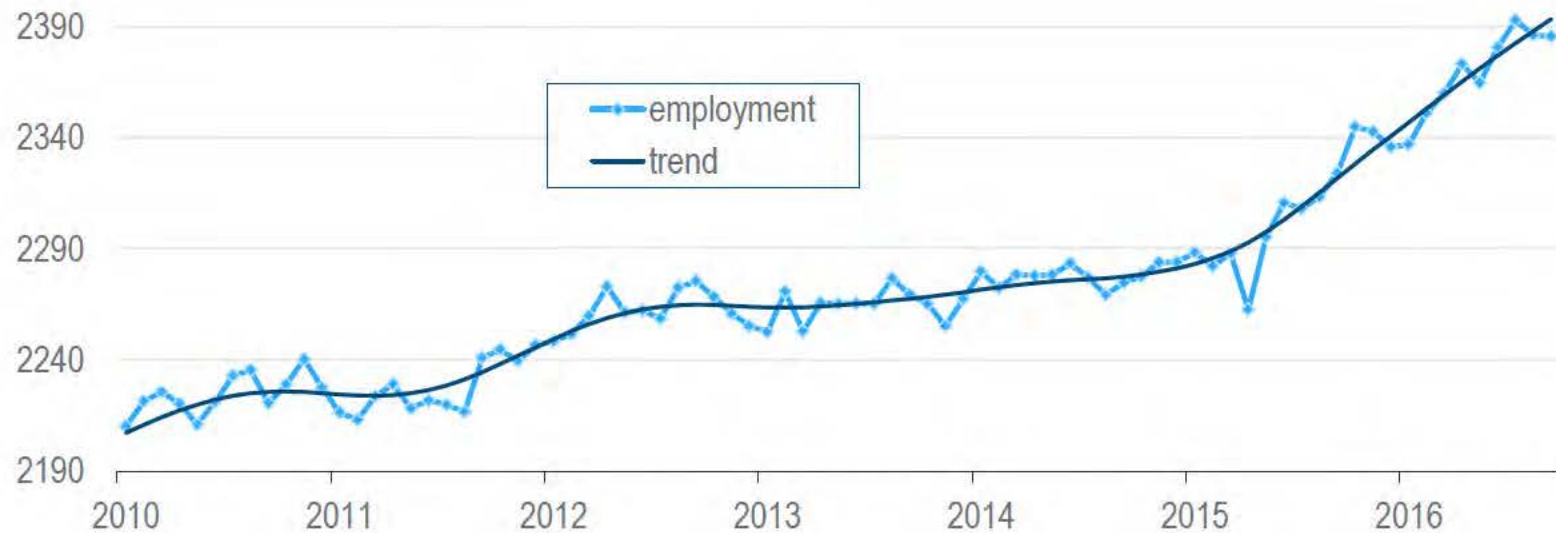


## BC'S RELATIVE ECONOMIC POSITION DEPENDS IN PART ON HOW OTHER PROVINCES PERFORM



## BC'S JOB MARKET HAS REBOUNDED

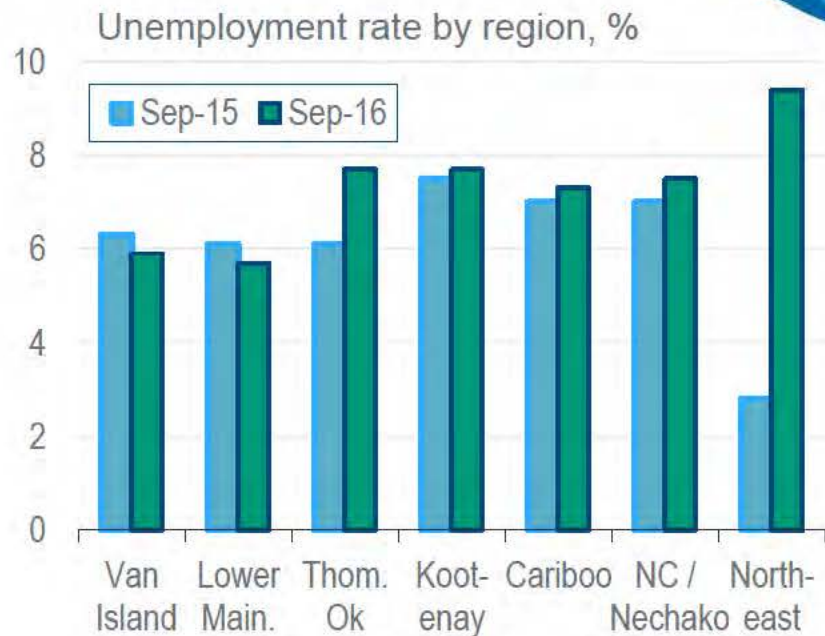
BC employment, SA, thousands



Latest: September 2016

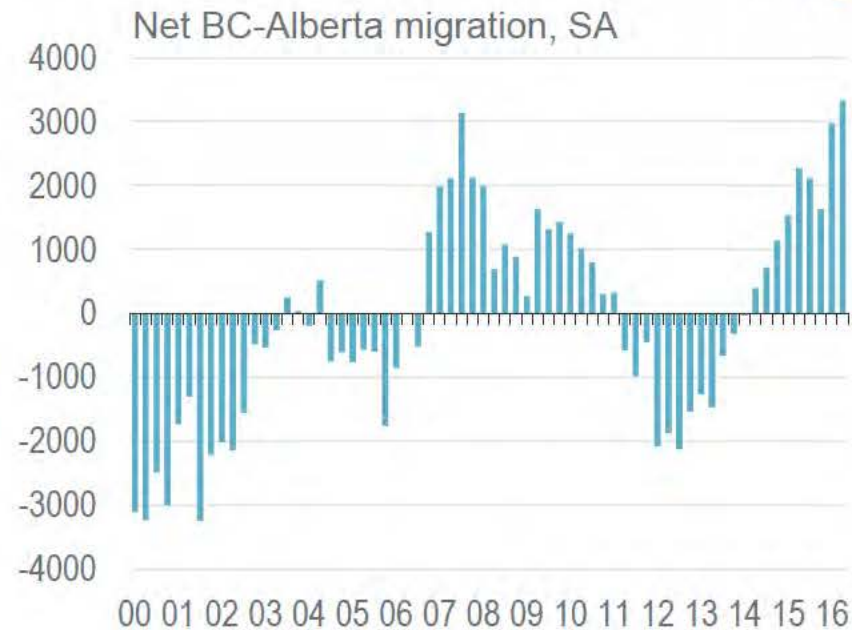
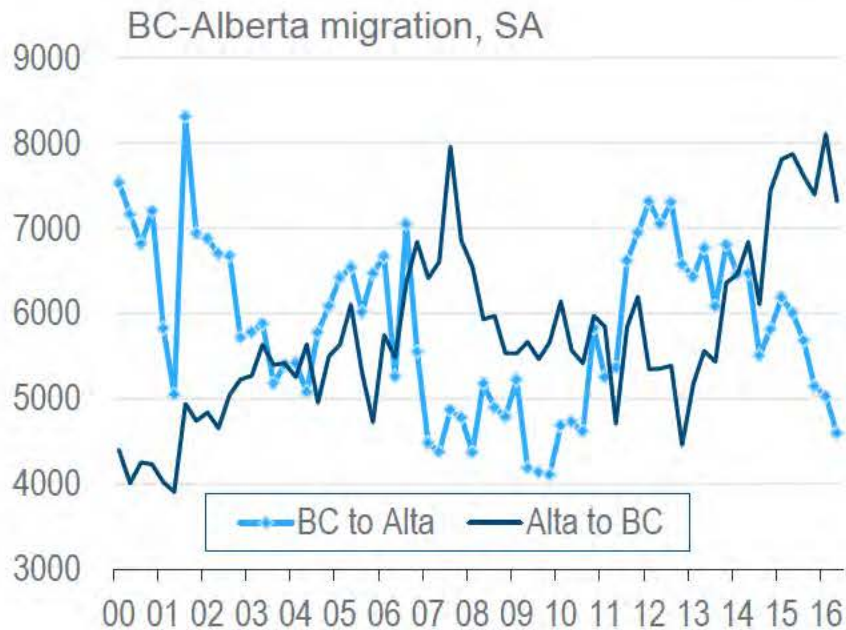
Source: Statistics Canada, LFS.

## JOB GROWTH CONCENTRATED IN THE LOWER MAINLAND



Source: Statistics Canada, LFS.

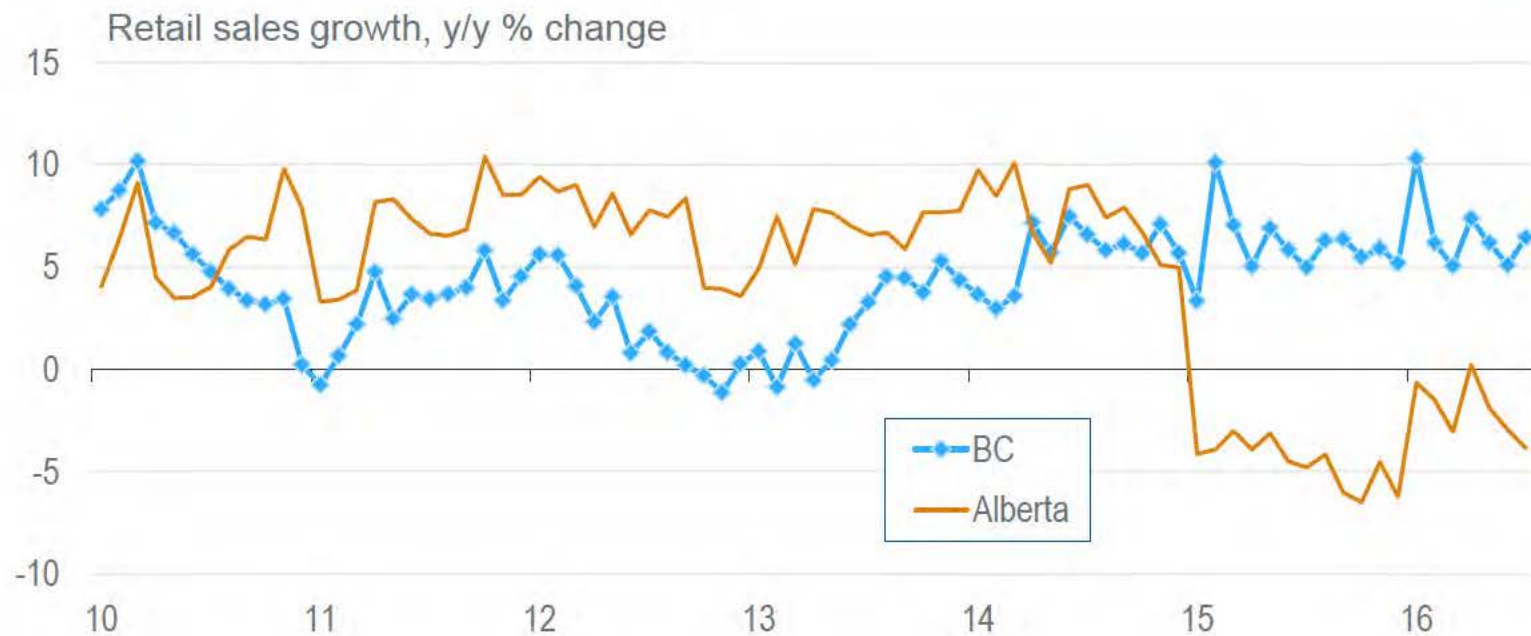
## NET POPULATION INFLOW FROM ALBERTA PICKS UP



Latest: Q2 2016

Source: Statistics Canada.

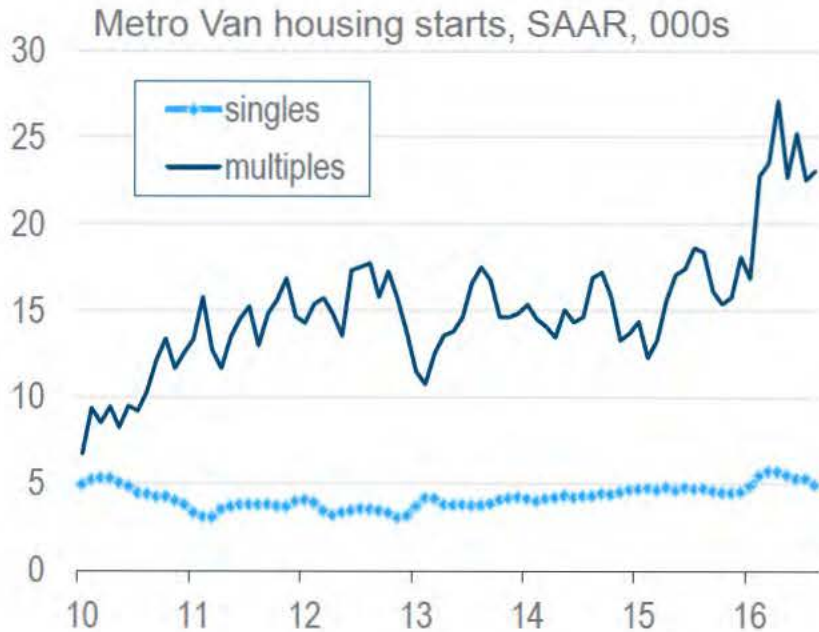
## BC CONSUMERS ARE BUSY SPENDING



Latest: July 2016

Source: Statistics Canada.

## HOUSING STARTS STILL AT ELEVATED LEVELS

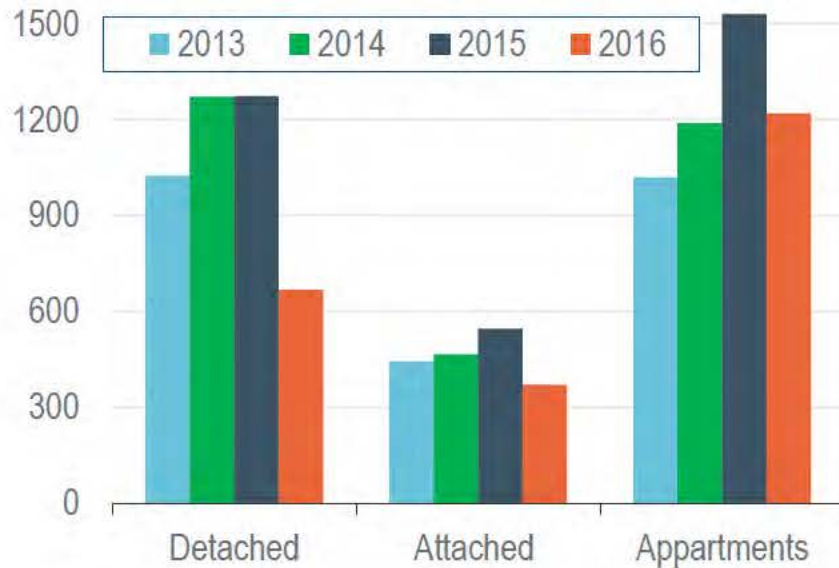


Latest: August 2016 data are 3 month moving averages

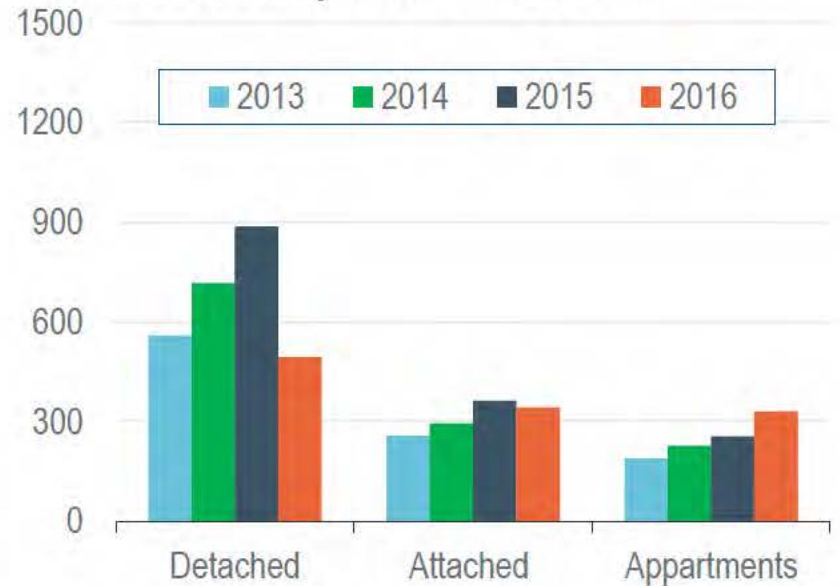
Source: Statistics Canada.

## BUT SIGNS THE MARKET IS COOLING IN THE LOWER MAINLAND

Housing sales September,  
Greater Vancouver Real Estate Board

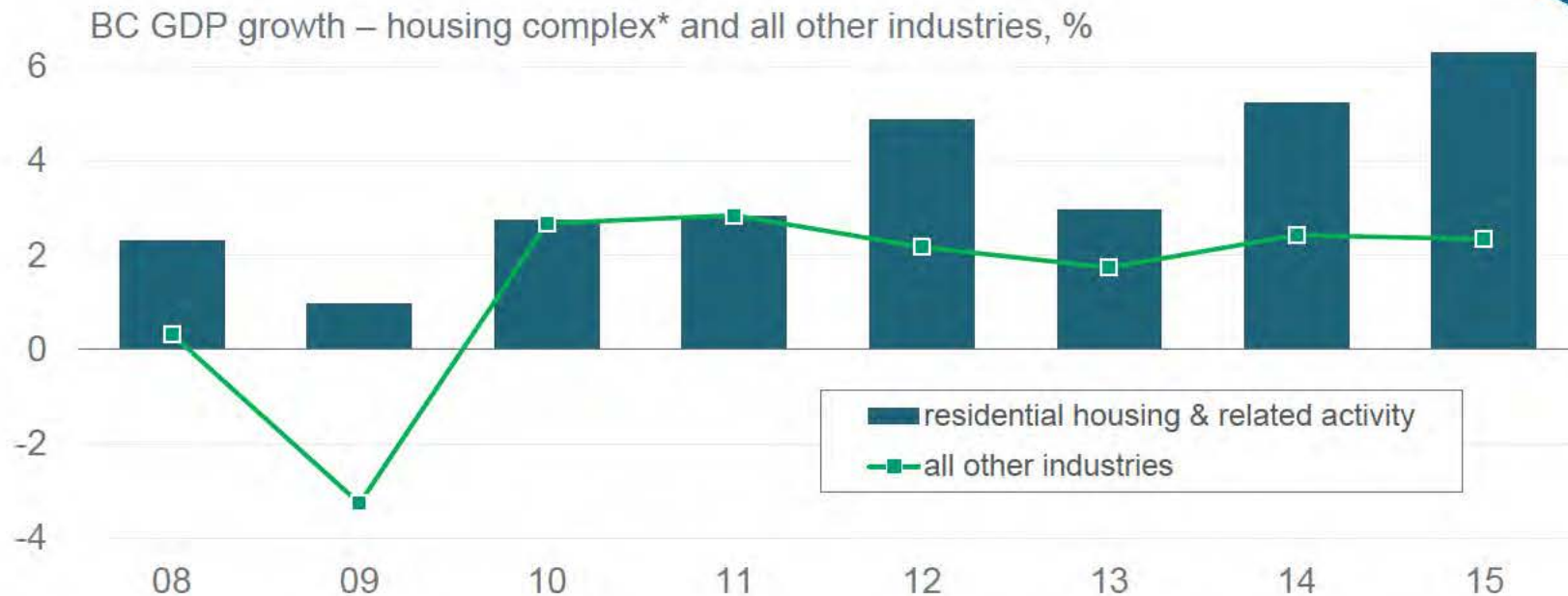


Housing sales September,  
Fraser Valley Real Estate Board



Source: Greater Vancouver Real Estate Board and Fraser Valley Real Estate Board.

## HOUSING HAS PROVIDED A BIG ECONOMIC LIFT FOR BC



\* Includes residential construction, offices of real estate agents and related, and imputed rent.

Source: Source: Statistics Canada, CANSIM table 384-0038, data released November 10, 2015.



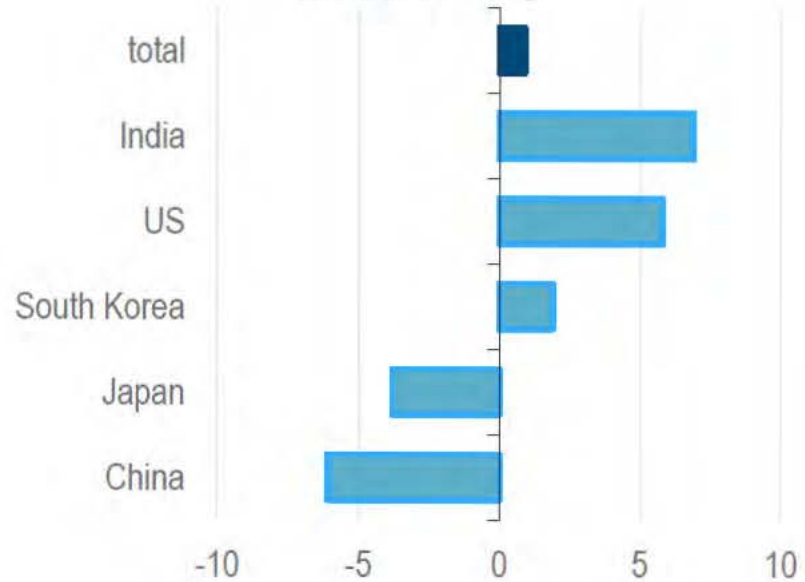
## US ACCOUNTS FOR MOST BC EXPORT GAINS



Latest: August 2016

Source: BC Stats.

Export growth (Jan-Aug) by country, annual % chng



## BC'S MAIN TRADED INDUSTRIES – VALUE OF EXPORTS 2015

<u>Forestry</u>	
Wood products	\$8.5 billion
Pulp and paper	\$4.4 billion
<b>Total forestry</b>	<b>\$12.9 billion</b>
<i>Forestry as % of total exports*</i>	<b>36%</b>
<u>Others</u>	
Metallic minerals	\$4.4 billion
Machinery and equipment	\$4.8 billion
Coal	\$3.1 billion

<u>Others (cont'd)</u>	
Natural gas	\$1.4 billion
Agrifood products	\$2.7 billion
Fabricated metals	\$1.1 billion
Fish products	\$1.1 billion
Chemical products	\$1.1 billion
Plastics	\$426 million
Apparel etc.	\$124 million
<b>Total BC goods exports:</b>	<b>\$35.8 billion</b>

BC also has service industry clusters that engage in international trade, of which the most important are tourism (~\$4 billion of exports), transportation, communications (incl. software), education, engineering, and technical/scientific/environmental services

## WHY IS BC OUT-PERFORMING CANADA...

- We produce little oil
- Population growth (fed by in-migration) = greater demand for goods/services/housing
- Housing sector – residential investment + rising prices + the impact of ‘foreign’ money + wealth effects = 35-40% of GDP growth in past 2 years
- Low interest rate environment (with the country’s highest debt burden, this helps BC)
- Plus...BC has an increasingly diverse industrial and economic base:
  - Forest products cluster (logging, wood products mfg, pulp/paper), 35-40% of merchandise exports
  - Tourism (5% of GDP)
  - Advanced technology (7% of GDP)...plus film/t.v. production/digital animation
  - Mining and energy
  - Various components of the ‘gateway’ economy
  - Education sector (now a source of significant ‘export’ earnings for BC)
  - Clean tech/green economy/environmental services cluster
  - Other tradable services (scientific, technical, engineering, design, finance, and professional services)

## BC ECONOMIC OUTLOOK

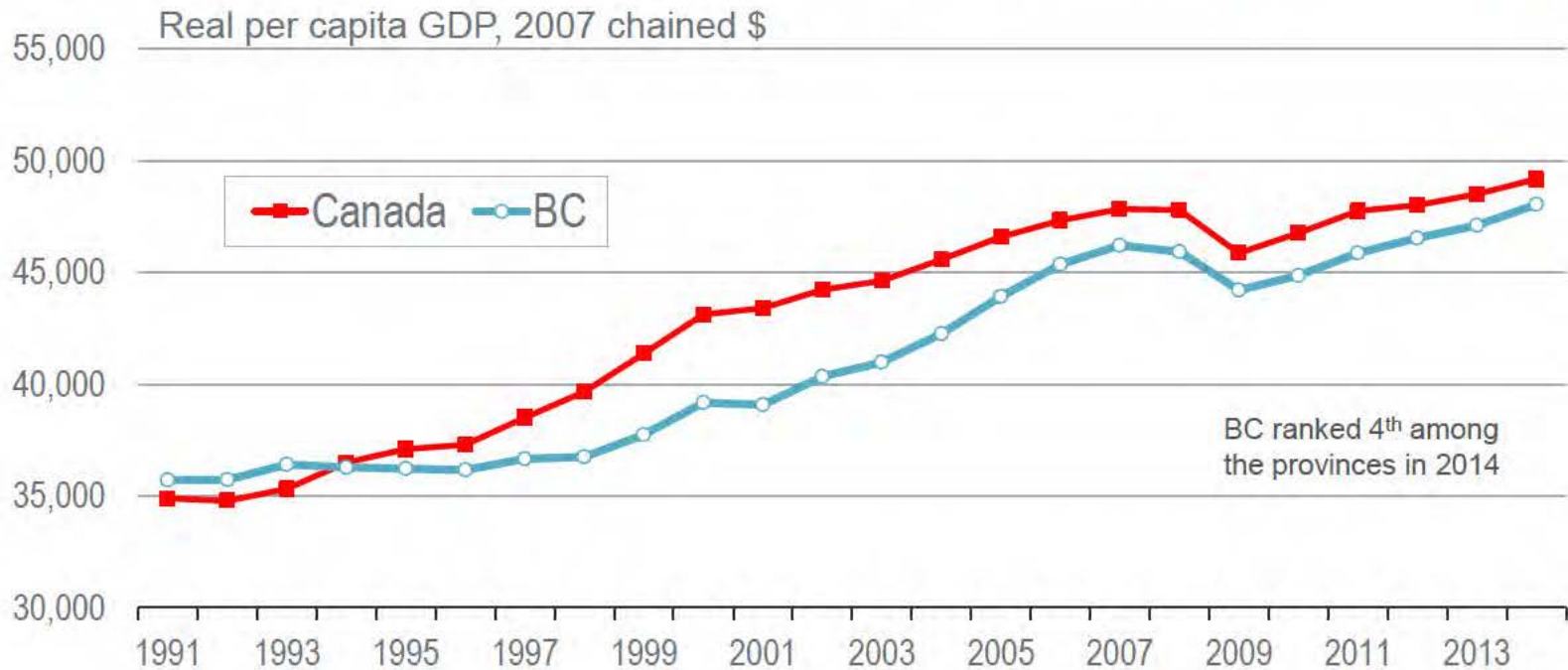
(ANNUAL % CHANGE UNLESS OTHERWISE INDICATED)

	2014	2015	2016f	2017f
Real GDP	3.2	3.0	2.7	2.6
Employment	0.6	1.2	3.0	1.5
Unemployment rate (%)	6.1	6.2	6.1	5.9
Housing starts (000 units)	28.4	31.4	39.0	38.0
Retail sales	5.5	6.5	6.5	5.5
BC CPI	1.2	1.1	1.6	1.6

f – forecast

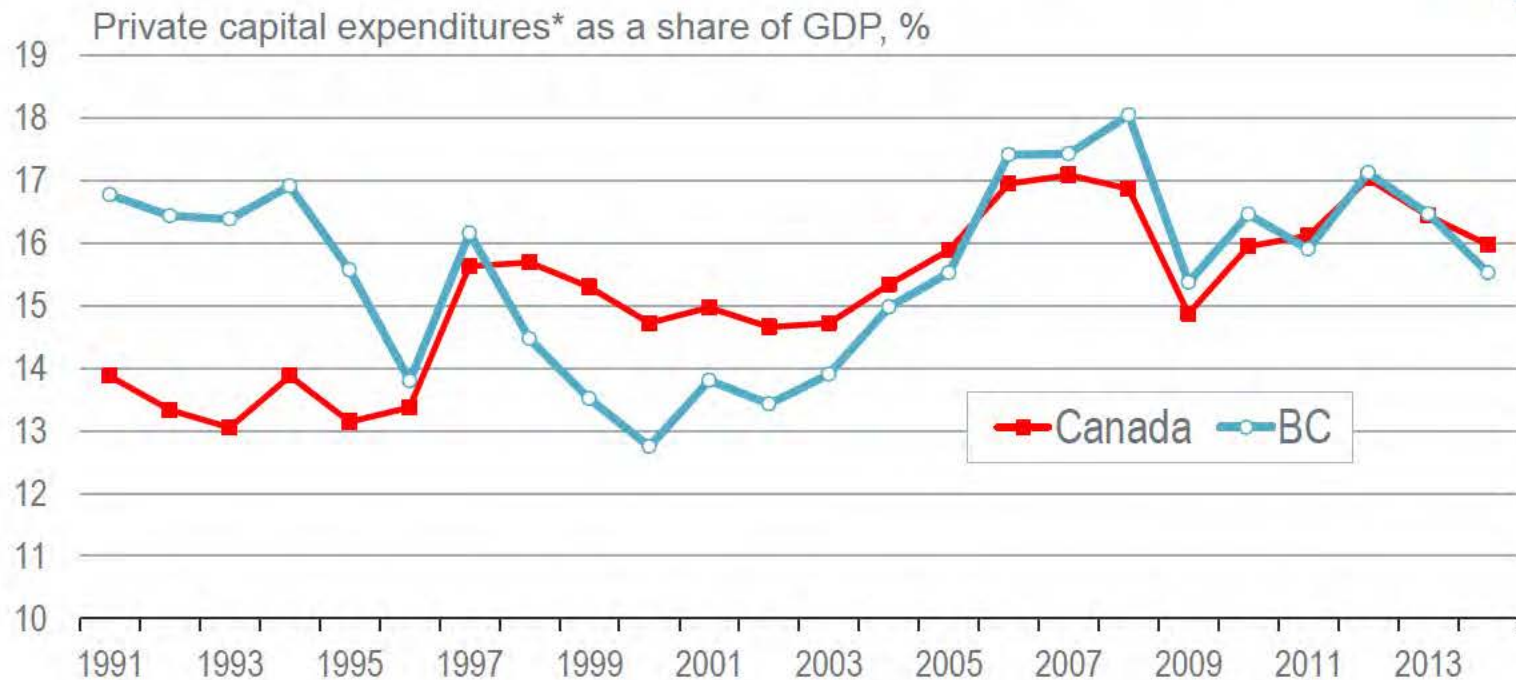
Source: Statistics Canada and BC Stats; Business Council for forecasts.

## PER CAPITA GDP: BC STILL LAGS THE CANADIAN BENCHMARK



Source: Statistics Canada, Provincial Economic Accounts

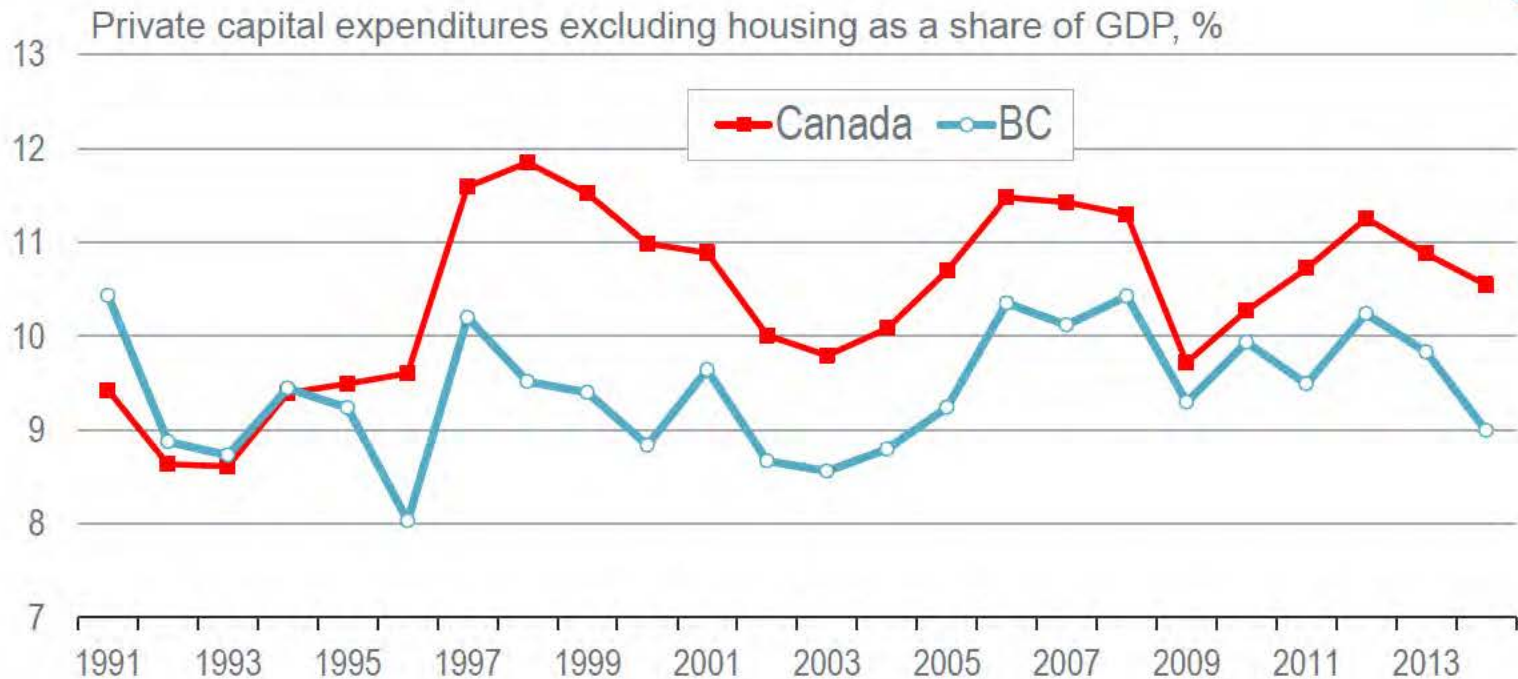
## OVERALL CAPITAL SPENDING SIMILAR TO NATIONAL PICTURE



Source: CANSIM Table 032-0002 Public and private investment

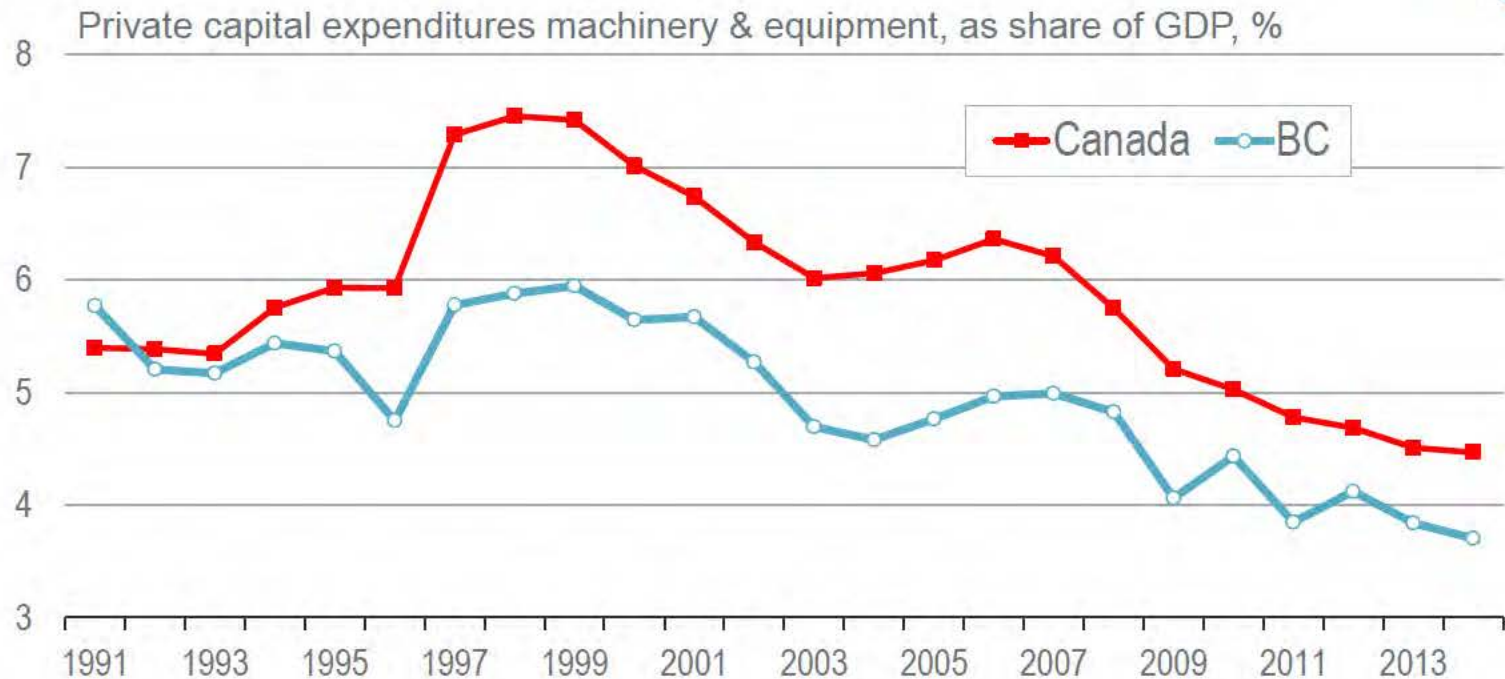
\*includes structures and machinery and equipment

## ...BUT WE FARE LESS WELL WHEN *HOUSING* IS EXCLUDED



Source: CANSIM Table 032-0002 Public and private investment

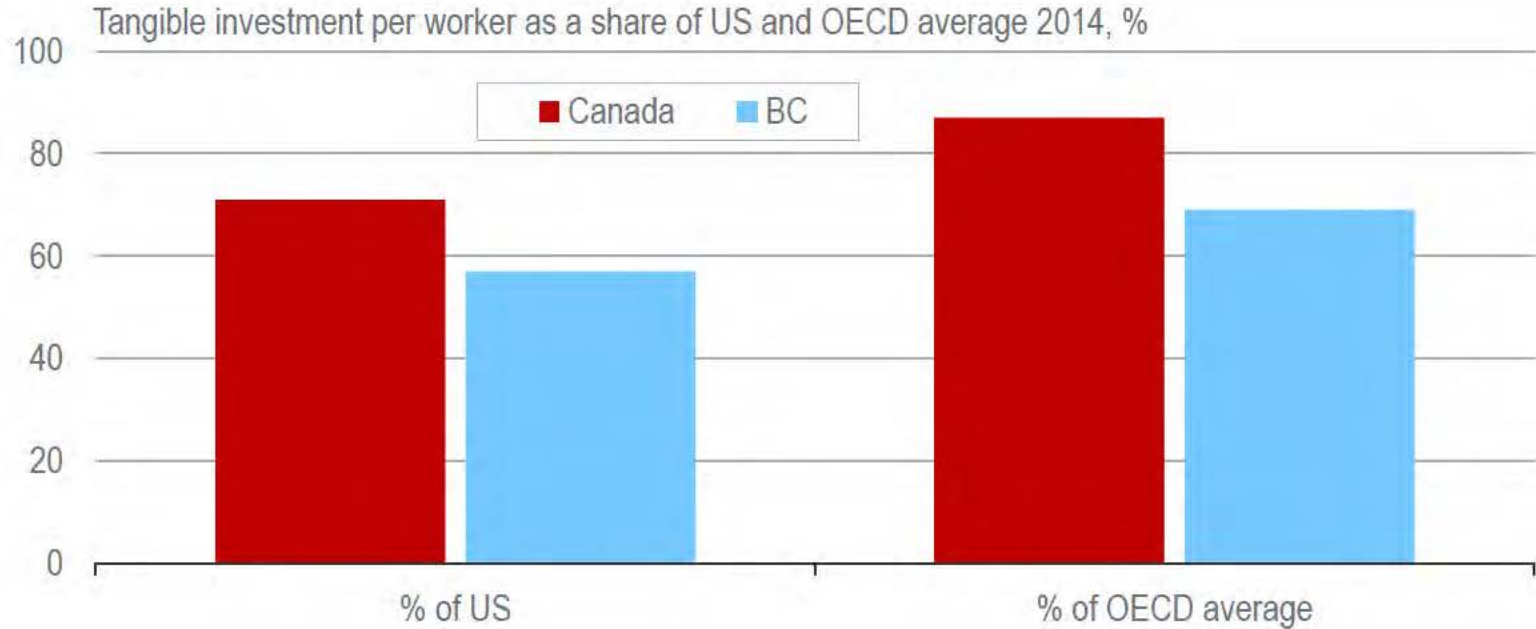
## ...AND BC IS DOING VERY POORLY ON M&E INVESTMENT



Source: CANSIM Table 032-0002 Public and private investment



## SIMPLY PUT...OUR FIRMS JUST DON'T INVEST ENOUGH



Source: C.D. Howe Institute.

## WE NEED TO ATTRACT/GROW MORE LARGE AND MEDIUM-SIZED BUSINESSES!

Counting Businesses in BC	
Total number of businesses	390,300
One-person businesses	199,900
1-4 employee businesses	109,400
5-9 employee businesses	36,300
10-19 employee businesses	22,700
20-49 employee businesses	14,400
50 and more employee businesses	7,600
100 or more employee businesses*	1,500-1,750

## RECAP

- The current choppy, risk-prone global economic environment is expected to persist through 2017 – and perhaps beyond
- A fairly muted economic outlook for Canada, with hopes largely riding on the US
  - #1 economic risk in 2017-18: a US recession
- BC is set to outpace Canada in GDP and job growth in 2016-17, supported by in-migration plus strength in retail, tourism, advanced technology, film production and construction
- Housing outlook is somewhat clouded by the recent foreign buyers' tax and new federal government measures...but demographic growth and constrained urban land supply argue against a price collapse scenario
- Looking ahead, BC faces structural headwinds stemming from weak business investment, too few large & mid-sized companies, and lagging productivity – this is where government economic policymakers need to be focusing

From: s.22(1)

To: "Affleck, George" <George.Affleck@vancouver.ca>

Date: 8/3/2016 12:05:09 PM

Subject: The Housing and Affordability Crisis in Vancouver

Dear Councillor,

As a returning Vancouverite after years living in Toronto, I find myself experiencing the brunt of the Lower Mainland housing crisis. Please accept this letter as a formal protest against rental agencies encouraging prospective tenants to bid for rent. While undoubtedly you must be aware of the housing crisis, rent bidding was recently profiled on [cbc.ca](http://www.cbc.ca) as well (<http://www.cbc.ca/news/canada/british-columbia/vancouver-rental-market-bidding-war-1.3680027>).

I am encouraged by the steps the BC government and Vancouver City Hall have taken in recent weeks to increase the land transfer tax on foreign buyers and regulate the real estate industry in order to help Canadians and permanent residents. While these are strong and measured first steps, I believe more needs to be done to protect renters in the current market. The posted rent should be fixed and not negotiable. I would like you to support the prohibition of rental rate bidding as this artificially inflates the rental economy and is especially unfair to young Vancouverites who are already struggling to build equity in a challenge economy. A ban on rental bidding will go a long way to control rent prices and ensure that access to housing is sustainable.

A thriving city requires diversity and this includes access to fair and affordable housing. I am fortunate to have received world-class education at the University of Toronto and now I am choosing to return to the city I love, bringing my skills and talents to contribute to the BC economy; however, the housing crisis makes me question how sustainable my decision will be.

Sincerely,

s.22(1)

From: s.22(1)  
To: "[Carr, Adriane](mailto:Adriane.Carr@vancouver.ca)" <[Adriane.Carr@vancouver.ca](mailto:Adriane.Carr@vancouver.ca)>  
"[Deal, Heather](mailto:Heather.Deal@vancouver.ca)" <[Heather.Deal@vancouver.ca](mailto:Heather.Deal@vancouver.ca)>  
Date: 12/14/2016 8:35:53 AM  
Subject: Temporary Protection Order - 4255 West 12th

Hello, Adriane and Heather.

Thank you for moving to have the Administrative Report 3 sent to the Standing committee today in order to allow for speakers to address Council on this issues.

I am on the Speakers' list but due to a prior appointment, I am not sure I can be there but I will try! I will follow online and perhaps be able to make it if the item is later in the day.

I have submitted my comments by e-mail. Thanks!

Kindly,

s.22(1)

\*\*\*

Dear Mayor and City Council,

I was planning to speak today to the Administrative Report 3 - Temporary Protection Order for 4255 West 12th Avenue. s.22(1)

and I will most likely not be able to attend today's Standing Committee meeting - I am sending my comments electronically instead.

I understand that several community members will be speaking to this issue so I am confident they will convey sentiments similar to my own in regard to retaining this heritage house and accepting the staff recommendations laid out in the report.

4255 West 12th Avenue is one of 3 lovely, large and well-maintained pre-1940's heritage house on this block in Point Grey and, according to the staff report, was one of the first built on the block which I can well-imagine, due to its prime location in the middle of the block and on the crest of the hill giving it amazing views of the North Shore. Up until the summer of 2015, the house was owned and occupied by families - the most recent lived there for over 20 years and undertook careful, well-planned upgrades to ensure the maintenance of the house as well as keeping the kitchen and bathrooms up to modern standards. The exterior is a classic craftsman design - typical of Vancouver in that era - and the interior has retained the heritage high-quality features such as hardwood floors, wood panelling and coffered ceilings, as well as a lovely staircase. It is in great condition and together with it's sister houses on either side, create a streetscape of significant character and sense of history to the area. They are a pleasure to view and the neighbourhood loves them.

When the "For Sale" sign went up in early summer 2015, I and the community became very anxious - at that time houses were being demolished in Point Grey at an alarming rate, generally 2 per block at any given time. We knew this house would be at risk and, as we started to talk with neighbours to see if others shared our concerns, we discovered a very deep dismay at the loss of older homes and character in this area, as well as a frustration that no one in government seemed to be taking action.

A year later, the community and media has shone a light on various aspects of the houses-as-investment problem, and action has indeed been taken by the province and the City to try to curb some of the problems. Heritage retention is still not adequately addressed but I applaud the City for undertaking the Character Home Zoning Review which will be a tremendous tool to help retain character and heritage while it still exists.

I am worried, however, that this house may be a victim of timing - with the CHZR still in the public consultation phase, no new policies or retention incentives may be in place in time to prevent or discourage the demolition. On the other hand, this house could be the first one protected with the CHZR recommendations and would be an amazing "poster-child/ grand dame" for what the CHZR is intended to protect.

A Temporary Protection Order will afford staff the time they need to further ascertain the heritage value of 4255 West 12th Avenue and discuss incentive options with the off-shore owner. It will also allow feedback from the CHZR to be compiled and assessed, hopefully resulting in additional incentives and protections for a Heritage C house such as this in Vancouver.

During the process of the CHZR, I urge City Council to approve the Temporary Protection Order on this house.

I further encourage City Council to consider a moratorium on the demolition of all pre-1940's houses to allow City citizens to submit their feedback on the CHZR by January 15th and for the City Staff to then review the results and determine best- next steps that they would bring to Council for considerations.

I realize that retention of character homes is connected to much broader and concerning issues in Vancouver: affordable housing, loss of rental stock, waste-management issues, foreign investment in property, ghost houses and money-laundering to name a few. Less tangible is how the sense of community is eroded when older homes are demolished, taking with them a sense of history and character of a neighbourhood. Like other RS-1 zoned areas of the city, Point Grey has been irreparably changed by demolition and we need to consider alternative zoning options in order to address heritage retention - and we need City Council to have a forward-looking approach that shows leadership and an understanding of the long-term beneficial impact the retention of heritage has in this young city.

Please accept the recommendations from staff who have worked very hard to develop this report, and approve a Temporary Protection Order on this property.

Thank you.

Kindly,

s.22(1)

Vancouver, BC

V6R 2L7

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

From: Carr, Adriane [<mailto:Adriane.Carr@vancouver.ca>]

Sent: Monday, December 5, 2016 3:15 PM

To: s.22(1)

Subject: 4255 West 12th

Hi s.22(1) I requested info on this property from staff last week, and again today. I am prepared to request in Council a staff report on our options to protect this home.

Yours  
Adriane

Sent from my iPhone

From: s.22(1)

To: ["Public Engagement" <Public.Engagement@vancouver.ca>](mailto:Public.Engagement@vancouver.ca)

Date: 10/13/2016 11:35:50 AM

Subject: EHT Questionnaire, comments, and observations

Hey Talk Vancouver Team, Mayor Robertson, and City Councillors;

Your survey was like a maze- forcing us compliant rats to answer your questions in a prefixed order so you could tally the results-that all led to one of your preferred outcomes. Why was there no space on the questionnaire(s) for comments and suggestions? Oh, sign up for a different forum.

It seemed that everything was in place already for the money grab. Just figure out what % to charge property owners and off you go. More money for big government. Ugh.

Oh, and by the way, how about an exemption for seniors and retiree owners to this new un- occupied/partially occupied/occasionally occupied class of housing that Council is determined to create?

And also, how does an occasional occupant rent out their home/apt and use it themselves? One wud not only have an invasion of ones privacy in their sanctorum but necessarily get very low rent for the tenant to vacate when the owner wanted to use their own place. So much for private property rights....

So, if those of you in authority that read this and have an open mind (regardless of what Vancouver City Council has already approved) please note that if one believes in the free market system, capitalism, you leave the market alone and let it dictate how prices and vacancies move. If the general population wants more housing of any kind, give tax breaks and credits for private enterprise to deliver that product. Collecting these back breaking taxes will see the taxes disappear into other unrelated projects (even though you say otherwise now) and the housing product promised wont be delivered in volume or time. Or cronyism will give the construction jobs to overcharging supporters.

Talking of providing housing. Government just purchased the railroad right of ways running thru the city. The City should build over those right of ways.

Government is getting money from the new foreign investment tax that this additional. The new EHT really should be delayed for a year or two until you see the outcomes -intended and otherwise of that tax. Those mandated taxes are already affecting the market. Most property owners I have talked to, including brokers, are not happy with the results showing up.

How many legs of the economy can you cut down before the chair falls down?

And in closing (if some of you are still reading) how about the dream of working hard, becoming successful, and having a second home somewhere? Those people who own second homes dont use the schools, and other government and social services. We are already paying more and getting less. If there are services being used as they were not intended, then change the rules for those services. Government through its general taxes should carry the burden of the programs it wants to provide. The tax rate you have quoted in the survey is unreasonably high- even at the lowest rate. Could any of you afford to pay those monies on a second home or apartment you owned?

There will always be a category of people for whom all things can not be made right. That is why less expensive housing outside of the urban core must grow-but not soley on the backs of homeowners not occupying as much of the time as someone arbitrarily determines. The approach you are taking, on top of all the myriad of very high taxes already charged for everything, will ultimately break the camels back.

Sincerely,

s.22(1)



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

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

Date: 1/3/2018 12:08:22 PM

Subject: Foreign Ownership Comments.pdf

Attachments: Foreign Ownership Comments.pdf

---



s.22(1)

Victoria, BC V8N 1Y6

July 9, 2016

s.22(1)

Dear Mayor Robertson,

I am writing to express my concern over the rising cost of real estate in Vancouver and in an effort to prevent Vancouver becoming a city entirely filled with empty neighbourhoods and empty houses owned by foreigners. The majority of those foreigners who currently own are from China. They have no intention of ever living in those houses, but rather are using housing as a safe way to invest their money outside of the unstable Chinese economy. Statements made about Chinese owners are not racist. I would feel the same if the majority of foreign owners were, for example, American, Dutch, Greek, or any other nationality.

Foreign ownership is well and alive in my daughter's Vancouver neighbourhood, and many houses sit empty with hired caretakers showing up to change the position of the curtains and put out recycling bins that do not belong to the empty house. I hope this letter may spur some action to prevent the further spread of foreign ownership.

There are some who argue that these unprecedented house prices are good for the economy. They may be good for members of small portions of the economy - real estate agents and construction companies (as houses are renovated or torn down and rebuilt). However, for the majority of Canadian citizens living in Vancouver, these vastly inflated prices are not good. Our daughter, just starting her career as a teacher, would like to live in Vancouver. However, she is faced with the reality of never owning a home and may consider a move elsewhere. Young professionals will increasingly look elsewhere and Vancouver will be experience a dearth of individuals trained in professions, trades, and services. Other implications of hyperinflated house prices include lack of rental units. Because real estate is being bought by foreign investors, there are fewer rental units available. The 'trickle - down effect' means that people who would previously have been owners are now forced to rent, meaning fierce competition for rental units.

Governments in a democracy are obliged to act in the interests of the citizenry. I feel that governments at all levels have failed Canadian citizens and our young people, in particular, by allowing this situation to happen while they turn a blind eye for fear of being called racist or anti-investment. If the influx of foreign capital to the housing market continues, most citizens of Vancouver will never be able to own a house. This situation is untenable.

I urge you, as a politician elected by the people of Vancouver, to take immediate action to prevent a bad situation becoming worse. It is not too late for all levels of government to work on solving what is becoming a major societal problem - lack of affordable housing for its citizens.

Sincerely,

s.22(1)

TO: MAYOR ROBERTSON

From: "Pavone, Connie" <connie.pavone@vancouver.ca>  
To: "Pavone, Connie" <connie.pavone@vancouver.ca>  
Date: 1/3/2018 11:59:00 AM  
Subject: FW: Ban Foreign Ownership of Residential Property

---

**From:** s.22(1)

**Sent:** Sunday, September 11, 2016 3:06 PM

**Subject:** Ban Foreign Ownership of Residential Property

Dear Madam Premier, Mr. Minister and Mr. Mayor:

No doubt you have heard about the latest in a seemingly endless series of investigative reports outlining just how serious and corrupt an issue foreign ownership of Vancouver residential properties is - and no level of government (especially the federal government when it comes to the RCMP, CBSA and CRA doing their respective duties to uphold the laws of Canada) is addressing the heart of the issue. If you have not, please read it: <http://www.theglobeandmail.com/real-estate/vancouver/out-of-the-shadows/article31802994/>

While I thank the provincial government for finally implementing a foreign buyers' tax on residential properties, this measure falls short of what is needed and needed now - namely that the amount be increased to a level where it is not deemed a mere "cost of doing business" for foreign multi-millionaires - and it should be immediately implemented province wide.

Further, our homes are not commodities to be bought and sold and traded by unscrupulous speculators and foreign "investors" looking to park their illicit funds and launder their ill-gotten gains. We must follow the lead of other countries - including China - which have an outright BAN on foreign ownership of residential housing stock. It can and must be done here in British Columbia.

Give foreign owners (individuals, corporations, family members) a set amount of time (6 months, 12 months) to sell all of their residential properties - to SELL, and not to merely transfer to a relative (take out all loopholes) - or the provincial government will assume title and sell the properties to Canadians and *eligible* permanent residents (eligibility should be properly defined and strictly enforced as there are many, many people with permanent resident status who do not live/work/pay taxes in Canada on a permanent, full-time basis, but merely use their PR status to come and go as they please, work in Canada for a number of months at a time in order to maintain the bare minimum of time in Canada to continue renewing their PR status, before returning to their country of origin - this is NOT what a permanent resident should be).

The return of the massive number of currently foreign-owned residences to the Vancouver and provincial real estate markets will push prices back down to levels matching the incomes of Canadians and will ameliorate the unsustainable upward pressure on prices brought about by an endless supply of foreign money. Please put Canadians first.

Do something about Airbnb, Mr. Robertson, such that landlords return to renting to long-term Canadian tenants, rather than trying to reap profits at the expense of our citizens. Airbnb has no place in Canada; we are not set up in the same way that European cities and countries are with respect to vacation/rental properties. Airbnb hosts are breaking the law. They are paying no taxes on monies earned with their short-term rentals, placing them at a distinct advantage over legitimate bed & breakfast operations and hotels/motels. It must be addressed NOW; the time for study is over.

I plead with all of you to please do more than just pay lip-service to what is happening to our cities and to our province. The anger on the ground is palpable. We elect our leaders to act on our behalf, not to push us to the side in a rush to welcome millions of dollars in illicit funds from a corrupt regime. This is especially true of our residential housing stock, which should be available to our citizens only.

Homes are not commodities. Please ban foreign ownership of our residential housing stock now.

Sincerely,

s.22(1)

Vancouver, BC V6K 1R6

s.22(1)

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

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

Date: 1/3/2018 12:00:36 PM

Subject: FW: How can we make a life in Vancouver work?

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

From: s.22(1)

Sent: Wednesday, September 21, 2016 2:40 AM

Subject: How can we make a life in Vancouver work?

Hi Gregor -

I'm an Air Canada A320 pilot and my fiance is a civil engineer with BC Hydro... we just went to TD for a mortgage approval and even with a \$220,000 down payment, we can't even afford to buy a detached home in our own city. What do you suggest we do? Hardworking, high earning, local Canadian citizens who would contribute to and cultivate our CANADIAN communities are still officially priced out of the Vancouver market. It's beyond frustrating. I wish I could say I had confidence in the results the recently imposed foreign buyer tax will bring, but I don't. Asian money has ruined this city and it seems as though the damage is irreparable. What do you think? Are there any solutions?

I don't envy the position you're in, but I truly wish people in roles like yours understood what it meant to be basic white people trying to make a reasonable life in Vancouver work. If you have any suggestions, we'd be open to hearing them.

s.22(1)

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

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

Date: 1/3/2018 11:59:14 AM

Subject: FW: Please give us your response Mayor Robertson to this continuing fraud in Vancouver

---

**From:** s.22(1)

**Sent:** Sunday, September 11, 2016 2:08 PM

**Subject:** Please give us your response Mayor Robertson to this continuing fraud in Vancouver

**The following Globe and Mail article** details numerous violations of taxation law and mortgage laws. I would argue vehemently that these individuals are breaking immigration laws and should be deported as convicted felons for defrauding CRA, the Canadian government and Canadian taxpayers. The money which they scammed in these deals should be seized a profits from crime as well.

<http://www.theglobeandmail.com/real-estate/vancouver/out-of-the-shadows/article31802994/>

It really is an explosive article on this issue and the Government of Canada is clearly not enforcing the laws. The Securities Exchange Commission of British Columbia should be laying charges as well.

Please give us your response Mayor Robertson as we may be laying private charges as well.

s.22(1)

B.C.

From: "[Pavone, Connie](mailto:connie.pavone@vancouver.ca)" <[connie.pavone@vancouver.ca](mailto:connie.pavone@vancouver.ca)>  
To: "[Pavone, Connie](mailto:connie.pavone@vancouver.ca)" <[connie.pavone@vancouver.ca](mailto:connie.pavone@vancouver.ca)>  
Date: 1/3/2018 11:56:36 AM  
Subject: FW: Please put a stop this insanity...

---

**From:** s.22(1)

**Sent:** Monday, February 01, 2016 7:41 PM

**Subject:** Please put a stop this insanity...

To Mayor Greggor Robertson, as a resident I voted you in as I thought you were a refreshing alternative from the days of Sam Sullivan. Vancouver like any other city has its fair share of problems. I wan to be very clear with you I am a born and raised Vancouverite and I am the first to our cultural diversity. But as of late there are some issues of real concern especially when it comes to the destruction of our heritage homes and buildings. As young city have little architectural heritage and I fear much will be lost by no less then a decade or so. At this rate a heritage registry will not matter when it comes to the failed attempt to protect our heritage homes and buildings.

I voted you in because we needed a real change from Sam Sullivan's on going public tit-for-tat with CUPE. Either you put a stop to the foreign speculators or let some one else put a stop. I'm in favour something like the Australian residency rules. Because what is the point of purchasing a home and not living in it? I find this to be such a pretentious and arrogant logic it is really hurting our market in so many ways and creating such an imbalance that young people in my age group if they wish to by a home they no longer can do this. At this rate we might as well destroy every single heritage building or home we have left. Obviously you and city hall do not care of such things as you have proven lately in your questionable track record as mayor. I have relatives who refused to by a home in the city because the market is insanely expensive. The settlement of the Syrian Refugees here in Vancouver is also being hurt by this.

This foreign speculating and destruction of our community and heritage homes has got to stop. Why are you not putting a stop to the controversial foreign speculators that are killing our neighbourhoods and communities? You are aware that in China, Hong Kong and Australia have residency rules that prevent such things from occurring. Why are you allowing this to continue. Do you not care for the well being of Vancouver? I am very concerned that in the next decade we will loose much of what we have that we consider heritage for a young city such as ours.

As a Vancouverite who loves his city I am NOT happy with the progress per cost model you and city hall are subscribing to. It is turning Vancouver into another false facade like Dubai and I won't allow for this to happen. Clearly you are doing nothing to put a stop to the foreign speculation that is hurting our market.

Sincerely.

~ A concerned and saddened resident.

2016.02.01 February.

s.22(1)

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

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

Date: 1/3/2018 12:00:07 PM

Subject: FW: Taxing or fee-paying for empty properties, esp those owned by foreigners

---

**From:** s.22(1)

**Sent:** Wednesday, September 14, 2016 12:47 PM

**Subject:** Taxing or fee-paying for empty properties, esp those owned by foreigners

**Importance:** High

Dear Mayor Robertson,

I was very happy to see that there would be extra fees attached to foreign buyers who often leave their properties empty for the day they MIGHT decide to occupy them. I feel the same way for speculation owners who do the same. Many countries across the world DO NOT. Take London, for example. The City of London does not allow people to buy properties in perpetuity. The lease last 99 years. In other countries, the UAE, Oman and others, for example, do not allow foreign buyers or follow London's example--and these properties must be occupied. We in Canada are so afraid of being "politically incorrect" or accused of racism that we bend over backwards for such speculators, when these actions hurt Canadians or residents of Canada. This kind of behaviour affects us directly, and should not be allowed.

Thank you for taking these measures, AT LAST, to stop this kind of speculation and empty properties.

Best regards,

s.22(1)

**A THOUGHT FOR TODAY:**

**"No act of kindness, no matter how small,  
is ever wasted." - Aesop |**

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

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

Date: 1/3/2018 12:00:22 PM

Subject: FW: Unlicensed foreign agents leverage lax regulation to sell B.C. real estate - The Globe and Mail

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

From: s.22(1)

Sent: Monday, October 10, 2016 7:24 PM

Subject: Unlicensed foreign agents leverage lax regulation to sell B.C. real estate - The Globe and Mail

Hello Gregor,

Is this really happening under your watch?

s.22(1)

<http://www.theglobeandmail.com/news/world/unlicensed-foreign-agents-leverage-lax-regulation-to-sell-bc-real-estate/article32316302/>



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

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

Date: 1/3/2018 11:59:48 AM

Subject: FW: Vacant Housing Tax

---

**From:** s.22(1)

**Sent:** Wednesday, September 14, 2016 3:12 PM

**Subject:** Vacant Housing Tax

Gregor:

You should also use moral suasion appealing to these presumably wealthy offshore owners that by leaving houses empty they are contributing to the decline in Vancouver's livability by making it more unaffordable for people who live here

Also, the tax isn't high enough

s.22(1)

Vancouver, BC V6C 1T1

s.22(1)

From: "Pavone, Connie" <connie.pavone@vancouver.ca>  
To: "Pavone, Connie" <connie.pavone@vancouver.ca>  
Date: 1/3/2018 11:59:31 AM  
Subject: FW: Vancouver Injustice / CRISIS

**From:** s.22(1)

**Sent:** Wednesday, September 14, 2016 11:30 AM

**Subject:** Fwd: Vancouver Injustice / CRISIS

Basically copying you, the Mayor of a City you are letting deteriorate into a crisis, on an email I sent to our Govt. What are YOU planning to do! This is Horrible! DO something!

Regards,

s.22(1)

----- Forwarded message -----

From: s.22(1)

Date: Wed, Sep 14, 2016 at 11:22 AM

Subject: Fwd: Vancouver injustice

To: [bill.morneau@canada.ca](mailto:bill.morneau@canada.ca)

Cc: [FIN.Minister@gov.bc.ca](mailto:FIN.Minister@gov.bc.ca), [justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca), [Christy.Clark.MLA@leg.bc.ca](mailto:Christy.Clark.MLA@leg.bc.ca)

Your Honour,

Please explain how the contents in the below article are acceptable to you, our Leaders? Better yet, will your Govt do ANYTHING to remedy this crisis that has passed critical mass, or are you going to continue to allow for families born and raised in this area to be driven from their homes, literally? I honestly am at a loss at how you, our Representatives, have failed us - especially the Clark Govt. You've turned a blind eye to a crisis that is displacing honest hard working CANADIANS in order to appease (and what now has been exposed) as often a corrupt element that is tearing our city (and most likely soon to be the whole country at this rate) apart. It's reprehensible. How do you simply sit there and not act!?

My children both have very good jobs in downtown Vancouver and they stress that they will no longer be able to afford to live in the city they love and have the RIGHT to live in and have their kids finish school in. Forced to abandon careers because of lack of action from our Govt allowing and protecting their simple right to be able to *reside* in this city. This is incredibly frustrating and alarming. It's as if we are simply bending over backwards like terrified timid forest creatures afraid of upsetting the All Mighty China! How Canadian! Lets not upset another nation and allow them to dictate how THEY will be treated in our country at the expense of generational Canadians... This is a bloody travesty and an epic fail on the Liberal Govt's part. I voted for you - under protest - to simply rid us of Harper! But at this rate, you're the same! This inaction is EXACTLY what Harper would do and allow as well, which is basically sell us out..

<http://www.theglobeandmail.com/real-estate/vancouver/out-of-the-shadows/article31802994/?service=mobile>

Regards

s.22(1)