

File No.: 04-1000-20-2017-468

March 14, 2018

s.22(1)

Dear s.22(1)

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

I am responding to your request originally received on November 22, 2017 and then clarified on December 7, 2017 for:

1. Any and all subsequent written exchanges between the City of Vancouver and the Province relating to foreign investment in local real estate from June 1, 2015 to November 21, 2017;

City of Vancouver:

- the Mayor's Office and Mayor Robertson

Province:

- The Former Premier Clark
- The Current Premier Horgan
- Shayne Ramsay of BC Housing
- Mike de Jong, former Minister of Finance
- Carole James, current Minister of Finance
- Rich Coleman, former Minister of Housing
- Ellis Ross, former Minister of Housing
- Selina Robinson, current Minister of Municipal Affairs and Housing

2. Any and all minutes of meetings, briefing notes or other documents relating to discussions or consultations between the City of Vancouver and the Province regarding housing affordability since from June 1, 2015 to November 21, 2017; and

City of Vancouver:

- the Mayor's Office and Mayor Robertson

Province:

- The Former Premier Clark

- The Current Premier Horgan
 - Shayne Ramsay of BC Housing
 - Mike de Jong, former Minister of Finance
 - Carole James, current Minister of Finance
 - Rich Coleman, former Minister of Housing
 - Ellis Ross, former Minister of Housing
 - Selina Robinson, current Minister of Municipal Affairs and Housing
3. Records from Jan 1, 2016 to March 1, 2016, and from June 7, 2016 to Dec. 31, 2016, from the Mayor's Office, City Manager's Office and all City Councillors:
- Records that can be described as or contain what can be described as input and/or feedback and/or correspondence, including emails and attachments, from the public concerning foreign buyers", "foreign owners", "foreign money", and/or "foreign investment" and Vancouver real estate;
 - Records of any responses to submissions from the public concerning foreign buyers and Vancouver real estate.

Please note: the following points in your original request is part of a previous FOI request which is now publicly posted at the following links on the City's website so will not be included in the response records):

1. The initial letter(s) sent by Mayor Robertson or on his behalf to which Premier Clark was responding;
2. All materials that were attached to Premier Clark's responding letter;

<http://vancouver.ca/files/cov/2017-286-release.pdf>
<http://vancouver.ca/files/cov/2017-286-release2.pdf>

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

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

Some information in the records has been severed as "Not Responsive to Request" as it does not pertain to your specified request as outlined above.

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

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2017-468); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

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

Yours truly,



Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4
Phone: 604.873.7999
Fax: 604.873.7419

Encl.

:kt

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We watch over the land and sea and in turn they watch over us.

June 22, 2016

Ms. Carolyn Rogers
CEO, Financial Institution Commission of BC
Chair, Independent Advisory Group on Real Estate Regulation in BC
2800 – 555 West Hastings St.
Vancouver, BC V6B 4N6

Dear Ms. Rogers,

I am writing to invite you, or a representative from the Independent Advisory Group on Real Estate Regulation in BC, to present the findings of your final report to Vancouver City Council.

At City Hall, we have heard increasing concerns from residents about issues of misconduct in the real estate market. These range from reports of shadow flipping, misleading advertising and predatory sales strategies. It is important that the public has confidence in the service of real estate agents and more importantly the regulation of this industry, especially at a time when rising housing prices have escalated so quickly that the OECD and Bank of Canada have issued warnings about the risk our economy faces.

As the recommendations outlined in your report will be consequential for Vancouver's real estate market and the actions of real estate licensees, I would like to invite you to present the findings of the Independent Advisory Group on Real Estate Regulation in BC at a future Council meeting. Council often invites area experts to present at City Hall; in the past we have received reports from the Representative for Children and Youth and the Chief Medical Health Officer. Your expertise in real estate regulation and the outcomes of the report are of great interest to the City of Vancouver.

We hope that you will be able to join us at an upcoming Council meeting following the release of the Independent Advisory Group's report. If you are unable to join us, we would also like to extend the invitation to another representative of the Advisory Group.

Thank you for your time and for your work on this important issue. I look forward to hearing from you.

Sincerely,



Gregor Robertson
Mayor, City of Vancouver

Pavone, Connie

From: Quinlan, Kevin
Sent: Wednesday, June 22, 2016 9:13 AM
To: Pavone, Connie
Subject: letter to send

Hi Connie, could you please format this letter, put Gregor's signature on it, send it off and CC Sadhu and BCC me? Needs to go out today

thanks

Kevin Quinlan
Chief of Staff, Office of the Mayor
City of Vancouver
Office: 604.873.7232
Cell: 778.995.2264

To:

FICOM@ficombc.ca

Carolyn Rogers

CEO, Financial Institution Commission of BC

Chair, Independent Advisory Group on Real Estate Regulation in BC

2800 - 555 West Hastings Street

Vancouver BC, V6B 4N6

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Thank you for your time and for your work on this important issue. I look forward to hearing from you.

Sincerely,

Mayor Gregor Robertson

Vancouver, B.C. February 01, 2016.

Premier of British Columbia
Honorable Christy Clark
Office of the Premier
Parliament Building
V8V 1X4

COPY

Dear Premier:

Foreign wealthy Real Estate buyers are taking advantage of a system that needs to be corrected, like immigration which was broken and open to abuse. This means that a property-tax surcharge is necessary in order to protect the middle class that has been cornered by the never ending increases of property value in Vancouver. Real Estate brokers and their supporters prefer the system the way it is, as they are the one who are profiting on the back of British Columbians.

A levy of 25 to 40% for foreign buyers will help the market to normalize otherwise prices will balloon out of proportion. This surcharge is in proportion to the artificial increased in prices of properties. A 10 or 15% retroactive property-tax surcharge is applicable in this case. The Real Estate business will reject such an approach, but British Columbians will love it.

The system has to be penalized like immigration, otherwise nothing will work.

Those who are buying houses have to be Canadian citizens with a minimum of five years of permanent residence in the country. The property title cannot be transferred to another name other than the one mentioned in the documents, which is a Canadian. Otherwise a foreign buyer will be using anyone for a fee to buy ownership titles. Penalties for breaking the rules can be measured in jail terms and fines over one hundred thousand dollars. Without penalties the system will not work and will be as useless as a car without breaks. Penalties will stop speculations by foreigners. This hazardous investment in the Real Estate market by wealthy foreign buyers has to be cooled off, with the proper legislation.

Immigration has penalties and the Real Estate market should be the same in order to stop serious problems.

When the writer designed the new immigration program enforced today, penalties were an intrinsic part of the procedures. This principle strengthens the ability of the government to rule with a strong legislation.

All the problems found in immigration that were affecting the fabric of the nation were technically erased and properly explained in detail to Mr. Harper as he got a copy of every letter mailed to the minister of immigration.

This new methodology has been adopted by several nations. At the same time these papers allowed the Conservative to gain a majority as the writer was aware of its political benefits and mentioned to them. Immigration itself was misused by crooks, con men, and anybody in between that was able to profit from broken system. The immigration papers from top to bottom were done in almost 40 pages, which are available upon request. The point for this disclosure is that ideas printed here are workable and political beneficial.

The Real Estate market is similar to what happened in immigration which was open to endless irregularities. A Real Estate legislation will not affect the market, on the contrary it will bring stability where there is none today.

The middle class should not be paying the price for a system that is obsolete and misused. This means that penalization is necessary in order for the system to be seen as mandatory and cannot be bypassed through loopholes, or "honest mistakes"

Loopholes were extensible used by Wall Street to teardown U.S. industry that cost six million floor workers their jobs. Since loopholes are "legal" no body was punished.

People want from their leaders innovative approach to problems, and ability to deliver, rather than ignoring a faulty system, as it is in this case.

The inability of parliamentarians to stop this irregularity, aggravates the situation, and make families to see owing their own home an impossible dream.

Now is the time for the premier to upgrade guidelines and the opportunity to build credibility with local constituencies.

To stabilize prices to normal levels would contribute a fair play market, and will be felt at the poll as public confidence increases in the premier's leadership.

Sincerely Yours,

s.22(1)

Vancouver, B.C. V6E 3N4

CC. Major of Vancouver Gregor Robertson.

s.22(1)
Toronto. M2P145

8th Feb. 2016

Mayor Gregor Robertson,
City Hall
Vancouver.

Dear Mr. Robertson,

I heard your recent interview on C.B.C and admire your willingness to express concern over the "take-over" of our cities by "non doms" (non domiciled) - as they are referred to in the south of England. It would appear as if Canada is seen as a safe investment haven or a place to establish "bolt holes" in case of instability in their native countries. (Lest I be considered a ranting xenophobic, let me add that I taught for some interesting and enjoyable years at Canada's International School here in Toronto.)

When we immigrated from Scotland it was quite easy for a young professional family, on one salary at the time, to purchase a house in this area. Our neighbours, like us, were young professionals, our children attended the local school, fathers coached hockey and soccer, children played in the street. It was a 'neighbourhood' to be enjoyed.

Alas, it is no longer possible for young people who grew up here - now dentists accountants etc - to buy homes in the area. They are forced to rent or flee to distant suburbs resulting in long commutes on already-crowded highways. (I am surprised they are so compliant's

As soon as any well-built 4-bedroom house goes on the market it is promptly snapped up - ^{for millions} - no old Canadian names among listing agents, I've noticed!! - promptly demolished, to be replaced by large, tall edifices many of which appear to be unoccupied for long periods of time. Seasonal decorations - presumably placed there by paid companies to give a lived-in appearance - appear from time to time. One house, nicknamed "Versailles" has been used by filming crews

My knowledge of municipal politics is scant. I once phoned out local councillor's ~~office~~ office to ask what, if anything, could be done to control the problem and was told, "Nothing much, as long as they pay their taxes!"

Canadians are generally too polite and don't like "to upset the apple-cart".

You are familiar with the same problem in your city - but you are willing to seek solutions. (Could it be attributed to bearing a strong Scottish name?!!)

Best wishes.

From: "[Correspondence Group, City Clerk's Office](mailto:ccclerk@vancouver.ca)" <ccclerk@vancouver.ca>

To: "[Impey, Patrice](mailto:Patrice.Impey@vancouver.ca)" <Patrice.Impey@vancouver.ca>

["Lee, Esther"](mailto:esther.lee@vancouver.ca) <esther.lee@vancouver.ca>

["Bourke, Matthew"](mailto:matthew.bourke@vancouver.ca) <matthew.bourke@vancouver.ca>

["Ellis, Sarah"](mailto:sarah.ellis@vancouver.ca) <sarah.ellis@vancouver.ca>

["Affleck, George"](mailto:george.affleck@vancouver.ca) <george.affleck@vancouver.ca>

["Ball, Elizabeth"](mailto:Elizabeth.Ball@vancouver.ca) <Elizabeth.Ball@vancouver.ca>

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

["De Genova, Melissa"](mailto:Melissa.DeGenova@vancouver.ca) <Melissa.DeGenova@vancouver.ca>

["Deal, Heather"](mailto:Heather.Deal@vancouver.ca) <Heather.Deal@vancouver.ca>

["Jang, Kerry"](mailto:Kerry.Jang@vancouver.ca) <Kerry.Jang@vancouver.ca>

["Mayor's Office \\(\COV\\)"](mailto:Mayor's.Office@vancouver.ca) <Mayor's.Office@vancouver.ca>

["Meggs, Geoff"](mailto:Geoff.Meggs@vancouver.ca) <Geoff.Meggs@vancouver.ca>

Date: 11/15/2016 12:15:48 PM

Subject: FW: HPRM: RE: Suggestion and Request for Additional Exception on Proposed Empty Homes Tax (Where Future Strata Corp Restricts Rentals in a Building)

From: Correspondence Group, City Clerk's Office

Sent: Tuesday, November 15, 2016 10:00 AM

To: s.22(1)

Subject: HPRM: RE: Suggestion and Request for Additional Exception on Proposed Empty Homes Tax (Where Future Strata Corp Restricts Rentals in a Building)

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, General Manager of Finance, Risk & Supply Chain Management, Director of Financial Services, and Housing Policy & Projects Planners.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Monday, November 14, 2016 8:07 PM

To: Correspondence Group, City Clerk's Office

Subject: Suggestion and Request for Additional Exception on Proposed Empty Homes Tax (Where Future Strata Corp Restricts Rentals in a Building)

Dear Mayor and Council.

I feel strongly about an issue related to the proposed **Empty Homes Tax** that I understand is before Vancouver City Council tomorrow and I would like to provide input on this (as both a principle residence owner, and a rental property investor).

I note that Council is appearing to provide an exception for this tax on Property that is subject to EXISTING strata rental restrictions, but DOES NOT appear to deal with FUTURE strata rental restrictions.

This is a very obvious and important omission I believe.

If a Strata Corporation votes in a new rental restriction by majority vote (at a future AGM) then a rental property owner investor literally **CAN'T rent out their unit any longer** (i.e. they are not permitted to), but, it could easily be a very bad time to have to sell their rental unit (let's say in a down market or economic crisis, or recession etc.) so the owner may (for good reason) wish to hold their unit until market conditions improve (otherwise they may lose substantial money).

I feel strongly that it would be VERY unfair to tax an investor rental property owner who would LIKE to rent out their unit, but who are not ABLE to or not permitted to through no choice of their own (i.e. Strata Corp votes in a FUTURE rental restriction), but who **could otherwise lose substantial money if they have to sell their unit at a bad time**.

In other words, an owner who has bought a rental property in good faith in a building that currently permits rentals in the building (as I have), and for the sole purpose of renting out the unit long term as long term rental property (for retirement income, etc), but where the Strata Corp. then later votes in a rental restriction beyond your control, that prevents said owner from renting out their unit.

This can easily happen (in fact, I led an effort 2-3 years ago at Yaletown Park to try and overcome such a rental restriction).

I feel it is important that an exception should be made for such cases, AND, that you should consider adding a new bylaw or legislation in Vancouver **to PREVENT Strata Corp's from preventing or restricting future rentals**, period (if this is possible).

This would likely be **good for both renters AND investor owners** and likely make a far bigger impact on the availability of rental property in the City.

FYI - It is VERY expensive for an investor owner to have to sell their unit because of strata's applying such rental restrictions (PTT on purchase of replacement unit, real estate commission on sale of existing unit, legal and/or notary fees, appraisal fees, time and energy to have to sell and repurchase a new unit, capital gains tax on sale of existing unit they would rather not sell, (etc etc), and it is obviously not good for renters either (because another unit gets taken out of the rental pool).

Having additional restrictions on the ability of Strata Corp's to restrict additional rentals (especially on older units or units with non-original owners) would be a better win, win I think for everyone.

So - long story short - I recommend:

1. An exception to the proposed **Empty Homes Tax** for owners of rental properties if their **Strata Corp. votes in a NEW or future rental restriction** affecting their ability to rent out the property (for above noted reasons).
2. Consider some kind of law or legislation further **restricting the ability of Strata Corp's from applying new rental restrictions** (which affect both owners and renters), or, apply moral suasion if this is a Provincial Government issue.

I am going to try and attend tomorrow's Council meeting if I can (I am a business owner) but in case that's not possible, I wanted to make sure I tried to provide input on the above as I think this particular exception is likely important and missed in the initial analysis by your staff.

Thank you for the opportunity to provide input.

(I am a business owner, principal residence owner, and a rental property owner, all in the City of Vancouver)

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

To: ["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)

["Jang, Kerry" <Kerry.Jang@vancouver.ca>](mailto:Kerry.Jang@vancouver.ca)

["Mayor's Office \ \(COV\)" <Mayor's.Office@vancouver.ca>](mailto:Mayor's.Office@vancouver.ca)

["Meggs, Geoff" <Geoff.Meggs@vancouver.ca>](mailto:Geoff.Meggs@vancouver.ca)

Date: 10/3/2016 2:51:54 PM

Subject: HPRM: Comments, s.22(1) Refers to Item No. 1(c) Regulating Short-Term Rentals in Vancouver, P&SP Standing Committee Mtg, Wed Oct 05th

Name: s.22(1)

Contact Info: s.22(1)

Comments:

Dear Mayor and Council,

I sure hope you make some wise decisions around the short term rental issue.

I see the unprecedented barrage of TV ads from Airbnb and recognize the benefits to homeowners as well as visitors.

I also recognize the mayhem and disturbances to neighbours from unaccountable guests, the withdrawal of rental stock from our extremely tight housing supply and the city's inability to enforce any currently ineffective bylaws. Even the BC RTB is a useless tool for landlords with tenants that Airbnb even inside of legal contracts that specifically forbid the activity. We've all helped foreigners on the street in some obscure neighbourhood navigate their way to an Airbnb address or heard stories about the problems in some Yaletown towers.

Doing nothing unfortunately is NOT an option if you truly want to serve the citizens of Vancouver and make this a better city. This is part and parcel of the housing crisis in Vancouver.

Perhaps an option is to allow two or three days per month maximum not combinable and only with an inexpensive \$100 annual licence.

Exceeding the allowable amount should result in a hefty fine equal to ten times the rent collected.

Perhaps a balanced approach that allows some mortgage help, but does not make it more worthwhile to Airbnb, VRBO etc. over renting long term or month by month homes or some other business that avoids vacant home tax etc.

I sure hope whatever you do does not make you the village idiots. I don't envy you.

Good luck.

Response Request: No

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

To: s.22(1)

Date: 11/9/2016 4:43:46 PM

Subject: HPRM: FW: Council Report - Recommended Approach for Taxing Empty Homes

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, General Manager of Finance, Risk & Supply Chain Management, Director of Financial Services, and Housing Policy & Projects Planners.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Wednesday, November 09, 2016 3:33 PM

To: Speaker Request

Subject: Re: Council Report - Recommended Approach for Taxing Empty Homes

I am pleased that at last some measures are being taken to manage the housing situation in Vancouver. As long time senior owner in Dunbar in a home where I intend living hopefully the rest of my life, I have been upset and angry that my community has been changed so drastically by houses bought and sold for profit and not bought to live in and to be part of this wonderful community. I am angry and disappointed that all three levels of government allowed this to happen and have taken a long time to regulate the real estate market and to acknowledge the deceit that has been going on. I think that putting in the tax on empty houses is long overdue. However I can't understand how it is supposed to influence the shortage of homes for people to rent? The house next door to me was rented out for the summer of 2014 and again 2015 and over the school year Sept 2015 to spring 2016. I heard that the monthly rent was extremely high but students packed into the house which was not what I consider an ideal situation for my enjoyment of my home. Who is going to be able to afford to rent the new properties with 5 to 7 bathrooms and 3 car garages? I don't believe it's going to do anything to improve the rental market!

I only see it as a deterrent to hopefully stopping further destruction of my neighbourhood.

Sincerely,

s.22(1)

Vancouver,

s.22(1)

Sent from my iPad

On Nov 9, 2016, at 2:56 PM, Speaker Request <Speaker.Request@vancouver.ca> wrote:

RE: Encouraging Homes for Renters: Recommended Approach for Taxing Empty Homes

You are receiving this notice because you signed up for updates concerning the City of Vancouver's proposed Empty Homes Tax.

The above-noted Administrative Report dated November 6, 2016, will be considered by Vancouver City Council at its meeting on:

DATE:	Tuesday, November 15, 2016
TIME:	9:30 am
PLACE:	Council Chamber Third Floor, City Hall

The agenda for the meeting can be viewed at: <http://vancouver.ca/councilmeetings> and the relevant report at: <http://council.vancouver.ca/20161115/documents/rr1.pdf>.

Purpose of an Empty Homes Tax

Vancouver is facing a rental housing crisis, with the lowest rental vacancy rate (0.6%) and highest rents in Canada. The purpose of the Empty Homes Tax is to return empty and under-utilized properties to use as long-term rental homes for people who live and work in Vancouver.

After hearing from over 15,000 people and consulting with many experts, Staff have seen that there is support and need for a tax on empty homes in Vancouver.

Staff are proposing a tax of 1% of assessed value on empty and under-utilized homes. The majority of homes in Vancouver will NOT be impacted by this tax, including:

- Homes that are being used as a principal residence by the owner or a family member
- Homes that are rented out for at least six 30-day periods in the year,
- Homes that meet the criteria for one of several exemptions identified by Staff

If you wish further information on this matter, please send an e-mail to emptyhomestax@vancouver.ca. If you wish to receive further information on the meeting, please contact Nicole Ludwig in the City Clerk's Office at nicole.ludwig@vancouver.ca or 604.873.7191.

You may also share your thoughts on the issue with the Mayor and Councillors by emailing mayorandcouncil@vancouver.ca and we will ensure that Council receives all correspondence before the matter is considered.

For your information, all meetings of Council are webcast and can be viewed at: <http://civic.neulion.com/cityofvancouver/>. The minutes for this meeting can be viewed at: <http://vancouver.ca/councilmeetings> approximately two days following the meeting.

Yours truly,

City Clerk's Office
City of Vancouver
Email: speaker.request@vancouver.ca

From: "[Correspondence Group, City Clerk's Office](mailto:ccclerk@vancouver.ca)" <ccclerk@vancouver.ca>

To: s.22(1)

Date: 9/19/2016 9:20:50 AM

Subject: HPRM: FW: Housing.

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, and General Manager of Community Services.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

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

From: s.22(1)

Sent: Saturday, September 17, 2016 7:51 PM

To: Correspondence Group, City Clerk's Office

Subject: Housing.

I live in coal harbour - I'm willing to bet that over 50% of the apartments in this neighbourhood are left vacant all year round due to "investment" ownerships. I don't believe that the new City Tax is a strong enough deterrent to prevent this known embarrassment.

I was living in Britain in the 1980s, at which time, if a property remained vacant for more than 6 months it was deemed legal for it to be occupied by the homeless. See: https://en.wikipedia.org/wiki/Squatting_in_England_and_Wales for a more comprehensive report.

I believe it is time for the city to take full responsibility for stopping the present scourge of investment owners exploiting the popularity of our city, by imposing bold new laws to prevent - not merely deter - this practice. I wonder how many developers accept pre-payment by foreign investors for residences in their massive developments before they even dig a hole??

Sincerely

s.22(1)

Coal Harbour
Vancouver B.C.

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

To: s.22(1)

Date: 7/25/2016 11:13:08 AM

Subject: HPRM: FW: I oppose the venables tower

Thank you for your email, which has been additionally forwarded to the Acting General Manager of Planning & Development Services, and Assistant Director & Planner, both of Planning Vancouver Midtown.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Sunday, July 24, 2016 11:00 PM

To: Robertson, Gregor; Reimer, Andrea; Deal, Heather; Meggs, Geoff; Carr, Adriane; Affleck, George; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Ball, Elizabeth; notower@telus.net; Correspondence Group, City Clerk's Office

Subject: Re: I oppose the venables tower

Andrea,

Thanks for your reply. I'm not sure why you assumed I am opposed to social housing as no where in my letter did I mention that at all, quite the contrary.

No, I am not opposed to social housing. I am not opposed to a kettle expansion. I am a supporter of the Kettle and have contributed funds, time and services to them. I have lived for years near and about the downtown east side and know how important their work is.

I do believe in fully integrated housing and think it should be shared throughout the city. This should not be interpreted as "Nimbyism" but a valuable and informed opinion which it is.

Playing this up as though it's all about social housing seems quite unfair and yet from my observations the conversation keeps being framed as though people who are opposed to the tower are against housing for the homeless. This filter does a great disservice to the whole conversation.

If Boffo wants to support the Kettle so be it. I have no issue with that. But this is about creating a tower of market value condos in a neighbourhood that needs much more social housing than just for people who are already homeless.

There are a lot of people who have become nomads in their own city due to various issues at play here. We need housing for them too. We also need communities where people feel truly respected and included in the decisions to build beyond already agreed upon conditions.

Grandview Woodlands has a designated limit to the amount of stories for the Drive and spent considerable time and energy doing on this. From my observations there is a very active group of people in the community who want to be involved in creating something that works for the Kettle, the people it serves and more yet they have been antagonized and insulted for all their efforts. Even demonized. I don't get it.

I am keenly aware of the vacancy rate in Vancouver and think there are many more issues interrelated here. I don't think more market value condos in a tower solves any of them except to make Boffo more money.

As for the "ad hominem attack" and how to respond - I am expressing a sense of hopelessness that I don't normally succumb to yet I know is very present in many people throughout the city when it comes to the way development has happened here at the expense of the people who live here. The despair is palpable. The blind eye the civic and provincial governments have turned to the people of Vancouver in favour of developers and an unfettered real estate market has real, deep and significant impact. Building more market value condos is just going to create more Air bnb suites and more product to be treated speculatively.

Development and real estate (including Air BnB) are the main industries in Vancouver how these industries have been allowed to shape our city has turned it into a grotesque caricature of itself. It's near impossible, from the position of enforced bystander, not to be skeptical and believe our civic government does not have the general citizenry at heart in its decisions.

s.22(1)

On Sat, Jul 23, 2016 at 10:27 PM, Reimer, Andrea <Andrea.Reimer@vancouver.ca> wrote:

Thanks for the letter s.22(1) I'm not really sure how to respond to the ad hominem attacks and I suppose from the nature of it you're not really looking for a response.

It would be helpful though to get a sense of your preference for options for the kettle site specifically since that seems to be what you're focused on in the plan.

Is it the social housing you're opposed to? Or the source of funding? If other funding can't be found is your desire not to have it privately funded higher than your desire to see these folks have housing?

These are the available options for the kettle at this point.

Councillor Andrea Reimer
Chair | Policy and Strategic Priorities

City of Vancouver

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

e: andrea.reimer@vancouver.ca

a: 453 W 12 Ave Vancouver, BC V5Y 1V4

t: [@andreareimer](https://www.instagram.com/andreareimer)

f: www.facebook.com/CouncillorAndreaReimer

On Jul 23, 2016, at 8:00 PM, s.22(1) wrote:

To all concerned,

I completely oppose the proposed Kettle Boffo tower at Commercial and Venables. I believe we need to keep our neighbourhoods liveable and contrary to Vision's development mandate for the city, towers are not part of that liveability.

Honestly, I think what's the point writing this letter as Vision Vancouver has been in the pockets of the developers anyway and the whole engage the community charade is just that, a charade as seen time and time again.

The Grandview woodlands community has shown such amazing commitment to trying to communicate and work out a different plan that is an expression of the community that lives here and providing a rich opportunity to create together.

There are bigger problems to solve for our real estate and tenancy issues- building more market value condos is not the answer.

s.22(1)

Vancouver

Sent from my iPhone

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

To: s.22(1)

Date: 10/3/2016 3:05:15 PM

Subject: HPRM: FW: Short Term Rentals

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, General Manager of Development Services, Building & Licensing, and Director of Licensing, Property Use Inspections & Animal Services.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Monday, October 03, 2016 12:31 PM

To: Correspondence Group, City Clerk's Office

Subject: Short Term Rentals

I came to Canada as a refugee from s.22(1). Over the past half-century, my family and I have worked diligently to establish ourselves and to create a strong financial base to support ourselves and our children. We do not believe in taking charity but on the other hand believe in helping others who are underprivileged and deprived of the most basic of needs, many who live in the developing world. To do our part, we donate 25% of our income in hopes of bettering the lives of others less fortunate than ourselves.

For many years, my wife took primary responsibility of raising our children and I was the only bread earner. I worked extremely hard as a real estate agent and I strongly believed that investing in real estate was the way to go. I started buying condominiums in Vancouver East as it afforded the cheapest properties. My hope was that when I retired, my units would have been paid off from the rental income and I would be able to live the golden years of my life with the income from those units subsidizing my old age pension.

I rented the units on long term rentals and over the years this approach proved to be nothing but a disaster. I had so many bad experiences: tenants wrecked my properties, started grow-ups, destroying my units, started brothels and even converted my units into distribution sites for illegal drugs. I chose to rent my units furnished so that I could fetch a bit more in rental income, but more than half the time, tenants would take off overnight without giving the required notice to vacate, stealing away in the middle of the night, taking all the furnishings with them. Other times the furniture was irreparably damaged and I had to dispose of the pieces, left to pay for new furniture at my own expense.

My dream of retiring on my investments began to fade. Instead of having these units mortgage free, I found myself having to repeatedly refinance, borrowing time and time again to keep the units rentable. These units are the only RRSPs I have. I am now 68 and am still unable to retire despite all the time, thought and resources I have invested and continue to invest in my future.

A few years back, I found out about vacation rentals and had decided to explore the idea as a possible alternative income opportunity. After investing substantially on upgrading the units and

renting them out short-term, I am once again filling with a sliver of hope of fulfilling my dream.

All of the guests have been respectable professionals, many of them tourists or visiting Vancouver on business trips or for the purpose of education. Over the past three years of renting out my units as short-term rentals, I have seen zero damage to any of my units and I'm finally seeing light at the end of what was once a murky tunnel.

I have worked many hours to try and turn around a difficult situation. And now the city is trying to stop this. They are trying to take away the opportunity for my wife and myself, law-abiding senior citizens, to sustain ourselves. This policy, in trying to help the tourism and hotel industry, is harming it. More importantly, it is taking the opportunity away of countless individuals who are using short term rentals as a way of increasing their revenues at the expense of big corporations. As consumer appetites change, so should the city's policies, enabling a more technological savvy and younger tourist market, discover what this wonderful city has to offer through its amazing neighbourhoods. I strongly believe that short term rentals should not just be the province of large hotels and that enterprising individuals should also be given the opportunity to take advantage of contributing to the experience of Vancouver's visitors.

Mine is but one of many such stories and I hope it helps to demonstrate why these benefit all involved: the visitor, the city and the renter.

Thank you for your consideration IN THIS MATTER.

Regards,

s.22(1)

s.22(1)

From: "[Correspondence Group, City Clerk's Office](#)" <ccclerk@vancouver.ca>

To: s.22(1)

Date: 7/25/2016 10:15:15 AM

Subject: HPRM: FW: The Folly Of Rezoning Grandview

Thank you for your additional email which has been circulated to the Mayor, Vancouver City Council, Acting General Manager of Planning & Development Services, and Assistant Director & Planner, both of Planning Vancouver Midtown.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Saturday, July 23, 2016 7:54 PM

To: Correspondence Group, City Clerk's Office

Subject: The Folly Of Rezoning Grandview

Dear Mayor and Council:

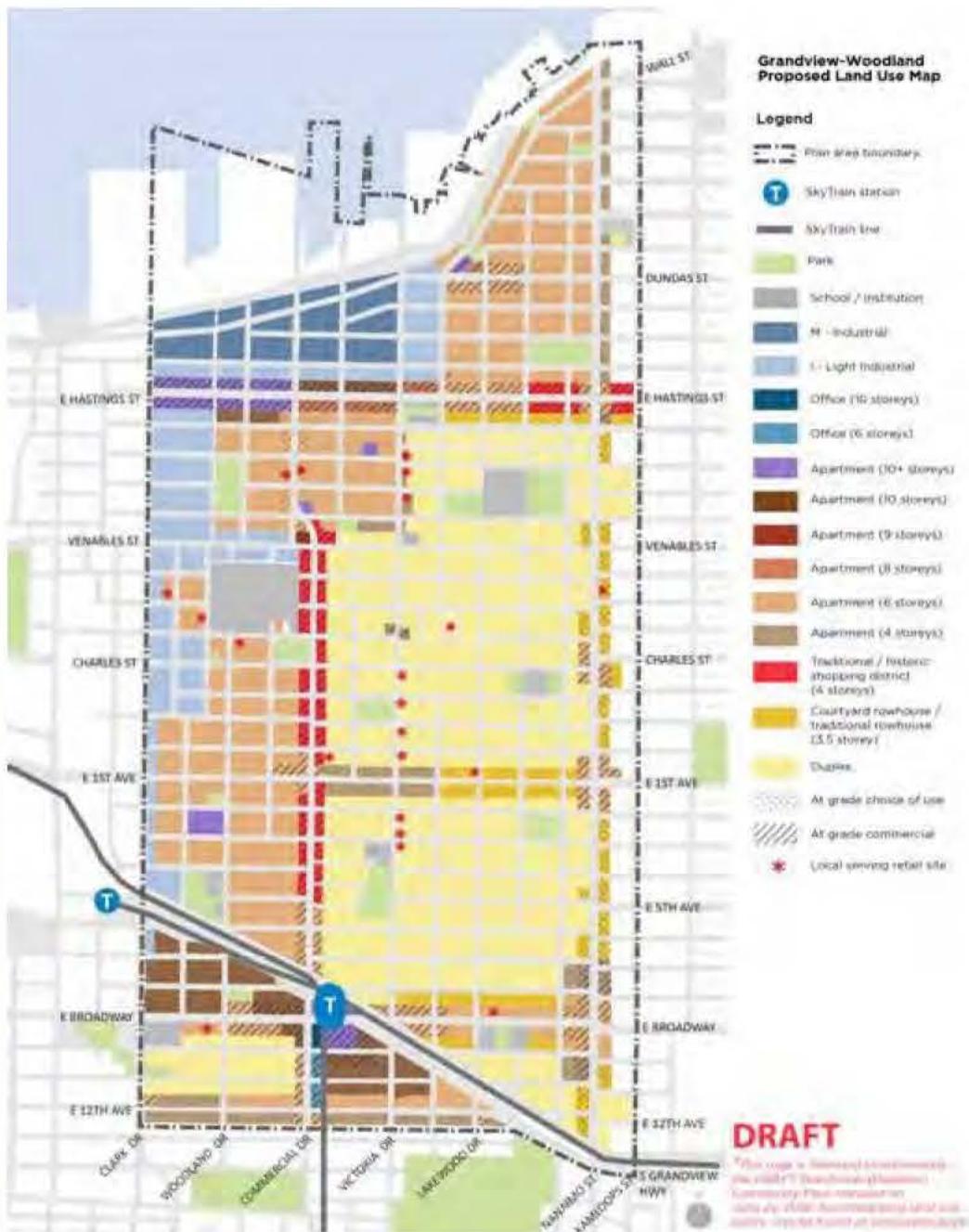
As the members of Vision Vancouver prepare to destroy another neighbourhood, I beseech them to read the article, written by Elizabeth Murphy, pasted below. You have chosen the wrong path – one that leads to the degradation of Vancouver and aggravation of the very problem (housing affordability) that you purportedly seek to alleviate. Of course, you already know this, but such knowledge is ignored, because your hidden motive in condemning this city to the misery of congestion and environmental destruction is allegedly enrichment of the developers whose generous contributions fund your party's electoral campaigns.

Below appears Elizabeth Murphy's brief article:

Rezoning is increasing land speculation, reducing affordability

By Elizabeth Murphy, Business in Vancouver, July 22, 2016

https://www.biv.com/living-working/?utm_source=BIV+Newsletters&utm_campaign=25e9f8564b-Living_Working_July_22_20167_22_2016&utm_medium=email&utm_term=0_6d3015fdef-25e9f8564b-210820721#exploring



The rush to rezone fuels speculative land inflation that's further exacerbated by unregulated foreign capital flows. The fact that the City of Vancouver already has ample zoned capacity for 20 to 30 years of growth needs to be considered before proceeding down this road.

Governments are reluctant to address the real causes of unaffordability, such as foreign capital flowing into real estate and selling citizenship through Quebec's foreign investor program, whose investors land in Vancouver. These factors are disconnecting residential prices from the local economy.

Instead, the government points to simple supply-and-demand economics, even though that is no longer working. Industries that promote the status quo are primary contributors to campaign funding that elected political parties rely on. Increasing zoning to allow more housing supply will not make prices drop when the demand side is coming from outside of our local economy.

Vancouver's crazy real estate is being driven by land inflation leading to unaffordability in existing and new developments.

The so-called antidote of increasing housing supply through rezoning is increasing land value speculation and making the situation worse.

New rental apartment developments have higher rents and are a fraction of the size of existing affordable units. New houses are usually twice as expensive.

Some rezoning may be appropriate. But what currently exists should first be carefully considered, while balancing the gains or losses if an area is rezoned and whether rezoning is worth it.

The regional growth strategy (RGS) estimates that the City of Vancouver's population will increase by 148,000 from 2011 to 2041.

According to a June 2014 city consultant's report, "Over the last five 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."

Emphasis is on the "over" 20 years, which could easily be over 30 years. The estimate is mostly for recent multi-family zoning. It did not consider the 70,000 "single-family" lots that are allowed three units, RT (two-family dwelling) duplex/infill zones or substantial rezonings since the 2014 report was released.

With so much zoned capacity it makes no sense to rezone affordable neighbourhoods like Grandview (The Drive), which has so many affordable rentals, co-ops, social housing and multi-suited heritage houses.

The 250-page Grandview community plan is scheduled to go to council for approval by the end of July, which is only four weeks after its release. The plan proposes increasing heights and densities across the neighbourhood.

At the community-packed Grandview-Woodland Area Council (GWAC) meeting on July 11, many concerns were raised. Long-term renters were in tears over the potential redevelopment of their homes. Vancouver-Hastings MLA Shane Simpson said passing the plan needs to be delayed until mid-fall.

Others said any delay needed to ensure that further community input was reflected in a revised community-supported plan. Adriane Carr, the lone Vancouver City councillor who attended, said a delay might be possible if the community requests it.

Based on community input, GWAC does not support the plan and is calling for a delay of approval until at least November to address outstanding concerns. The priorities should be incentives for retention and adaptive reuse of existing heritage and character buildings. As heritage advocate Michael Kluckner said, "You don't build affordable housing, you retain it." This is an important principle that should be applied across the city.

And be warned, the city is working on its cookie-cutter zonings to continue carving up the rest of Vancouver, with Kitsilano and the West Side up next.

Sincerely,

s.22(1)

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

To: s.22(1)

Date: 11/15/2016 9:34:20 AM

Subject: HPRM: FW: Vacancy Tax

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, General Manager of Finance, Risk & Supply Chain Management, Director of Financial Services, and Housing Policy & Projects Planners.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Monday, November 14, 2016 9:36 PM

To: Correspondence Group, City Clerk's Office

Cc: Ludwig, Nicole

Subject: Vacancy Tax

As a NPR owner, I am willing to pay a reasonable and fair surcharge on my property tax to assist the city in addressing housing concerns. However, several aspects of this vacancy tax are unreasonable and unfair.

Proposed Vacancy Tax Rate - Unreasonable

- Vancouver's proposed rate is unreasonable in comparison to other jurisdictions:
 - Vancouver – **300%** surcharge
 - Camden, UK – 150% surcharge
 - Paris – 120% surcharge (proposed to 200%)
 - New York City – no surcharge proposed on properties valued under \$5 million
- Aligning vacancy tax rate with business tax rate is unfair.
 - Businesses have many expense-related tax deductions which lowers their overall tax bill; NPR owners do not.

Equal application of vacancy tax regardless of citizenship and income tax status – Unfair

- Foreign investors and those who do not pay Canadian income tax should pay a higher vacancy tax rate; Canadian citizens who pay income tax and support their communities through charitable donations and the purchase of goods and services should pay a lower rate.

Auditing the length of occupancy for NPRs is deemed too onerous and subject to falsification yet validating "permitted occupiers (like a family member)" is not?

- This is an unfair double standard - if there even *IS* an audit process for "permitted occupiers".

Burdening middle-class, Canadian, tax-paying NPR owners with the lion's share of this tax is unfair considering that this group contributed very little to the problem in comparison to others, namely:

- The 3 levels of government who have invited foreign investment to Vancouver and Canada from the time of Expo in 1986 to Justin's schmoozing of China's billionaires one month ago
- Vancouver property development relationships and business practices that have enabled the profusion of luxury condo starcitect developments that are often investment only, vacant and virtually un-rentable to the average Vancouver income earner. (The writer understands, though, that sky-scraping luxury condo developments put a lot more tax money into both city and provincial coffers than do moderately-priced condo developments.)
- Vancouver's significantly low average income level (ranked 23 of 29 Canadian cities – Statscan) which has contributed to lack of affordability. (What is the City doing to address this?)
- City of Vancouver's misaligned focus on addressing social housing instead of housing for moderate income earners. (I cannot understand why, within a 1 block radius of my NPR, there are 2 new luxury developments underway (plus 2 existing) and 6 new or proposed social housing developments. Where are the new housing developments for the average, employed Vancouver citizen?)
- The conversion of rental apartments to condo units and city policies that have enabled this without replacement of rental units
- The Airbnb and VRBO operators who have illegally operated hotel businesses in this City for years.

Please reconsider the rate of tax, its application, and exemptions. Middle-class Canadian owners of small and moderate condos, who support and contribute to the vibrancy of their Vancouver neighbourhoods, should not be this problem's collateral damage.

Van is my home too!

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
To: s.22(1)
Date: 11/14/2016 4:36:32 PM
Subject: HPRM: FW: Vacant Homes Tax

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, General Manager of Finance, Risk & Supply Chain Management, Director of Financial Services, and Housing Policy & Projects Planners.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)
Sent: Monday, November 14, 2016 4:34 PM
To: Correspondence Group, City Clerk's Office
Subject: Vacant Homes Tax

To Mayor and Council:

I am writing to register my **STRONG SUPPORT** of the proposed vacant home tax. Housing in Vancouver has essentially become an unwinnable game for local taxpayers who were not already in the ownership market 2 or more years ago.

While the tax is clearly preferable to the status quo of doing nothing, I think the tax pretty clearly does not go far enough relative to the scale of the problems we face in Vancouver.

My suggestions:

Increase the rate to 1.5% for properties up to \$1 million in assessed value and a rate of 3% for the portion of the properties above this value. When the business and economics professors at UBC and SFU proposed the BC Housing Affordability Fund earlier this year (<http://www.housingaffordability.org/>) the thinking was by adding 1.5% to the standard mill rate of 0.5% or less (closer to 0.36% currently) the tax would simply be normalizing the property tax rates in Vancouver with other destinations for global capital, where mill rates are often in the 2% range.

I think the results from the survey the city conducted should be re-weighted to reflect the balance of renters/owners who reside in this city, suggesting relatively higher support for tax of 2% or above. I live in a rented apartment and as a non-property owner I didn't receive a notice in the mail of the survey, clearly renters were under represented in the total numbers. A 1% rate I think lacks courage to challenge a status quo that is clearly not working for locals at the moment. Seeing 90% support for the province's 15% foreign buyer tax in a poll conducted by Angus Reid suggests that the public is ready for bold tax moves to fix our housing crisis. The same poll suggested 87% support for a vacancy tax. The time for timid steps forward has passed, a higher rate is justified.

From Appendix B of the November 6, 2016 staff report:

Approaches	Total	Tenure		
		Rent	Own	Other
"Lower" - less than 0.5% (\$5000/year for a \$1.0M home)	34%	11%	44%	29%
"Moderate" - between .5% and 2% (\$5000/year - \$20,000/year for a \$1.0M home)	28%	28%	28%	31%
"Higher" more than 2% (over \$20,000/year for a \$1.0M home)	37%	61%	28%	40%

51% renters / 49% owners

	Survey results	Re-weighted	Let tax =
Lower	34%	27%	0.25%
Moderate	28%	28%	1.25%
High	37%	45%	2.50%
Mean rate chosen	1.36%	1.54%	

Remove exemptions for strata units governed by rental restrictions (even if restrictions are already in place). Why is the city protecting these speculators? Having an unoccupied condo in the most unaffordable city in North America is something that absolutely should be taxed at a different rate than homes that are owner occupied. If this causes a number of absentee owners to list their properties for sale, **this would help create housing supply** potentially making homeownership more attainable for local residents which is a great and highly desirable outcome.

Use CRA data to determine if homes are a primary residences or generate rental income. Share all declarations of primary residency, rental income with the CRA. As has been first reported by Ian Young of the *South China Morning Post*, the CRA has not been actively monitoring or enforcing Canada's tax laws with respect to real estate to the extent that they probably should have been. The agency seems to have increased their focus on this area due to courageous reporting and public outrage. To the extent that the city's initiatives can be integrated with CRA it would help deter harmful speculative behavior in the market, as well as combatting larger tax evasion. Sharing data with the CRA likely will enhance this tax's effectiveness.

Thank you for your consideration.

s.22(1)

s.22(1)

Vancouver, BC, V6C 3N5 | T.

From: "[Correspondence Group, City Clerk's Office](mailto:ccclerk@vancouver.ca)" <ccclerk@vancouver.ca>
To: s.22(1)
Date: 11/14/2016 11:38:01 AM
Subject: HPRM: RE: empty house tax plan

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, General Manager of Finance, Risk & Supply Chain Management, Director of Financial Services, and Housing Policy & Projects Planners.

Correspondence Group
City Clerk's | City of Vancouver
mavorandcouncil@vancouver.ca

From: s.22(1)
Sent: Sunday, November 13, 2016 7:43 PM
To: Correspondence Group, City Clerk's Office
Subject: empty house tax plan

Mayor & Council

Here the following some comments and the questions:

-Personally I do not think that empty house tax plan is well thought out and is totally unfair in many situations.

-you mentioned you consulted 15000 people, who are these people, do they live in the City of Vancouver or are they the people who would like live in Vancouver? How many agreed with you and your council? Are you making your decision on majority basis from people surveyed?

-Let's say this this empty house tax plan works 100%. Do you think that this would fix the problem? You already know that the answer is no. Tens of thousands of people more would like to move to Vancouver because it is a very popular City.

-I agree with you that any major city should have a good mix of housing for low-mid-high income people. But I highly disagree that if someone wants to live only in Vancouver we owe them to find an affordable housing no matter what.

-For how many more people you and your council is planning to provide somewhat affordable housing in Vancouver? What is your dream? 200000.00 more? The problem is going to be never ending.

-your empty house plan is very unfair to many groups of people, some people might have fully furnished vacation home which they are using on the weekends, during the holidays etc. These residences are people's private homes and you want to control when they can use them and who can use them.

How about the people who have a second home in Vancouver and they live for instance somewhere in interior but because of their work they need to have place to live in Vancouver? According to your plan you want to force them to rent these units to strangers when the owners are not there? This is their second home. Again you want to control when they can use them for personal use? How about some companies who own an apartment to use for their staff but somehow does not exactly meet you exemption for empty home tax.

- the way how you and your council think and operate is starting look like a communistic system where you want to control people's freedom and lives. You are asking neighbours to spy on each other. Is there a reward?

How do you control or decide which units are not fully utilized. Do you want to send inspectors to do the calculations to figure out if the residences are fully utilized?

You estimate that there are 10800 empty house units at average 1.7 million each. The question for you is, are these potential renters willing to pay min. 3000,00 monthly rent for these units which are a million or more? I would not be surprised if you in the future want to control how much rent people can ask for their investments. Do you even know how many of these empty house units are in affordable rent category? I doubt that.

These housing units are major investments to many people including us. This is a business to us and we are depending on these investments for our retirement and we do not want the governments take control over our investments and personal lives. Most of us do not have any government pensions. I may add that our rental properties luckily always have been rented out and we feel that we have provided a good service, but now we have to reconsider if we want to be real estate business in Vancouver any more. The city needs landlords' help to provide rental units because governments cannot afford to buy them all. I feel that now you are chasing landlords away from their investments.

What happens to empty home owners who are not able rent their investments at the going rate and they are not willing to rent them at fire sale price. How do you police this one? Force them to rent at any price? That again belongs that communistic system.

I also would recommend mayor Robertson to be more careful what type of image he is sending to the world about Vancouver landlords. We do not deserve this. (nov.10 Sun) I am sure that a great majority of the landlords are fair and professional and we do not warrant that type of behavior from our mayor.

The shortage of the rental units is a typical problem to all the successful cities and the rental market typically will go up and down.

Sincerely

s.22(1)

From: "[Correspondence Group, City Clerk's Office](mailto:ccclerk@vancouver.ca)" <ccclerk@vancouver.ca>

To: s.22(1)

Date: 11/16/2016 9:24:36 AM

Subject: HPRM: RE: Empty tax vote

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, General Manager of Finance, Risk & Supply Chain Management, Director of Financial Services, and Housing Policy & Projects Planners.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Tuesday, November 15, 2016 7:28 PM

To: Correspondence Group, City Clerk's Office

Subject: Empty tax vote

Just a few things to think about before the vacant house tax vote tomorrow or this week.

(1) Should be no tax for Victoria resident who is Canadian citizen and taxpayer in Canada and has purchased a condo in downtown and uses it once a month or so for personal use. Why should Cdn retired taxpayer not be allowed to have a condo second home in the City? This person may now have to sell the apartment - ridiculous and totally unfair. This is so silly it seems to me that it may not even be legal to remove a Canadian citizens right to have a Condo in downtown Vancouver if he lives in in Victoria.

(2) If rental vacancy rates go to 5% or more it may not even be possible to rent all houses. Then what? Apply the tax anyways to the person even though house not rentable - tax grab I guess.

(3) Person is trying to sell house. What happens if house does not sell in time? Do you tax house as a empty house?

(4) People with nice properties do not want to be bothered with renters in some cases. So if grow op tenant destroys the house will the City pay to fix the house? Likely not!
Who wants the BS of being forced to rent their house or apt if not desired.

(5) Amount of the tax and the penalties are obscene in amount. Penalty of \$10,000 a day? Are you kidding me?

Please stop the tax. Not likely to be any good anyways. The peace in the City will be reduced with snitches and tattle tales all over the place just waiting to tell on the house next door or down the street - great way to live.

If you want to tax vacant houses tax **real** vacant houses year after year owned by non residents not Cdn residents paying income tax in Canada. If living in Victoria why should we not be able to have an apt in Vancouver? What happened to the idea of having a second home in Vancouver?

Great way to live I guess. Please stop the tax and say no to the mayors over reaching proposal. I guess the hope is we all leave the City and crash the rental market and real estate market. Perhaps this is the hope.

s.22(1)

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

To: s.22(1)

Date: 7/12/2016 1:43:00 PM

Subject: HPRM: RE: False Creek South Update

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, General Managers of Community Services and Real Estate & Facility Management, and Project Manager of Business Planning Secretariat.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Tuesday, July 12, 2016 1:08 PM

To: Correspondence Group, City Clerk's Office

Subject: False Creek South Update

Hello Council

I hope that the city rezones the False Creek South with the greatest possible densities to have the greatest possible increase in supply of housing. Vancouver is in a housing crisis and needs to do the most it possibly can to increase supply. False Creek South is in walking and biking distance from many employment centers and would be a great spot for a very large amount of density. If people are concerned about increased traffic consider having many buildings without private parking and not allowing those future residents to get a parking permit.

Thank you

s.22(1)

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

To: s.22(1)

Date: 7/27/2016 1:41:52 PM

Subject: HPRM: RE: Grandview Woodland community plan

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, Acting General Manager of Planning & Development Services, and Assistant Director & Planner, both of Planning Vancouver Midtown.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Wednesday, July 27, 2016 1:45 PM

To: Correspondence Group, City Clerk's Office

Subject: Grandview Woodland community plan

I am against this development plan masquerading itself as a community plan. The only community this plan helps is the development and real-estate community.

And why rush approval of this latest plan for Grandview Woodlands now? Why pick a week in the middle of summer with major events happening and before a long weekend to hold the public hearing?

The cities plans for development and demolitions like being proposed for Grandview Woodlands that destroys older rental stock is totally out of line with what is being experienced and learned in cities like Denver where they found.

“There's also another way to create housing for the poorest renters, which is to build housing for higher wage-earners, freeing up older, lesser-quality units through a process called filtering.”

I have come to realize over the last 8 years that all these so called community plans are nothing more than development plans based on a hope and prayer that density will create affordability (as sold to the city by the developers). There has been no increase in affordability in fact it has gotten worse not better. And one must never forget that these plans are meaningless because at any point the city can override what is in the plan by other city wide policies as exemplified recently in Mount Pleasant.

How can council be considering this at this point in time give all the revelations around land speculation etc driven in part by massive rezoning. Is it complacency or worse complicity?

“In Vancouver, it is not just Kevin, though. There is hundreds of people similar to him.”

“The belief that there are hundreds of real estate investors in Vancouver who are under suspicion in China is shared by Canadian law enforcement sources.”

<http://theprovince.com/business/real-estate/mysterious-wheeler-dealer-is-at-centre-of-a-web-of-b-c-real-estate-deals>

And what effects will the new foreign housing tax, empty housing tax, additional audits on source of funds, and airb&b policies have on demands for addition housing and affordability? Isn't it important to have some data BEFORE committing to a long term policy?

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

To: s.22(1)

Date: 7/25/2016 11:05:35 AM

Subject: HPRM: RE: I support the NO TOWER Coalition

Thank you for your email, which has been additionally forwarded to the Acting General Manager of Planning & Development Services, and Assistant Director & Planner, both of Planning Vancouver Midtown.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

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

From: s.22(1)

Sent: Sunday, July 24, 2016 8:40 PM

To: Robertson, Gregor; Reimer, Andrea; Deal, Heather; Meggs, Geoff; Carr, Adriane; Affleck, George; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Ball, Elizabeth; notower@telus.net;

Correspondence Group, City Clerk's Office

Subject: I support the NO TOWER Coalition

Dear Mayor Robertson et al,

My husband and I have lived in Vancouver for the past 20 years and in that time have witnessed a great city become virtually unliveable. The plans to increase the city's population and the development of massive towers in the downtown core and now in my own neighbourhood is devastating. No more does the view of the North Shore mountains bring peace and solace because they simply can no longer be seen. Towers destroy community and the peace we all strive to achieve after working countless hours at a sub market salary to have to support an ever increasingly outrageous cost of living.

I was once an avid supporter of yours and would shout your praises and stand up for you at dinner parties, believing you supported environmental and social issues. In fact the conversation at said dinner parties has now shifted from "COST OF VANCOUVER REAL ESTATE" to "VANCOUVER EXIT STRATEGY". Doesn't this concern you? I worry about how my family will stay together and how my children will be able to afford to live in this city and as a post secondary educator, I have witnessed first hand how our talented young people are seeking their careers and futures elsewhere after graduation. This "growth" that you seek is an illusion Mr. Mayor, I don't know how you can in good conscience continue down this path of destroying our city and our COMMUNITY. The people spoke loud and clear on the issue of "welcoming 1000000 new Vancouverites by 2020" during the transit plebiscite. Attracting more people is not the answer and is not what we the citizens want. Please consider representing those of us who currently live here and are giving you the privilege of being the Mayor of this once beautiful city.

I support the NO TOWER Coalition and I do not want to see a tower in the Commercial Drive neighbourhood. Densification and displacement of the people who rely on the Kettle Society will not be healthy for this already strained community. Thank you for your consideration.

Sincerely,

s.22(1)

Vancouver BC
V5L 2S3

From: "[Correspondence Group, City Clerk's Office](mailto:ccclerk@vancouver.ca)" <ccclerk@vancouver.ca>

To: s.22(1)

Date: 6/13/2016 9:20:42 AM

Subject: HPRM: RE: Joyce - Collingwood Station precinct Review

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, Acting General Manager of Planning & Development Services, and Assistant Director of Planning.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Monday, June 13, 2016 8:34 AM

To: Correspondence Group, City Clerk's Office

Subject: Joyce - Collingwood Station precinct Review

To:

City of Vancouver Mayor and Council,

I totally oppose the above rezone plan at the Collingwood neighbourhood area, for improper consultation for all the residents around this area.

Many of the single housing been approached by the real estate agents, causing fear and pressure instability of all the homes.

This area is so congested with high volume of traffic already in this area.

Once again I oppose this above subject.

s.22(1)

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

To: s.22(1)

Date: 6/14/2016 11:47:13 AM

Subject: HPRM: RE: Joyce-Collingwood Precinct Review

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, Acting General Manager of Planning & Development Services, Assistant Director of Planning, and Vancouver Midtown Planner.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Tuesday, June 14, 2016 12:22 PM

To: Correspondence Group, City Clerk's Office

Subject: Joyce-Collingwood Precinct Review

I oppose the Joyce-Collingwood Precinct Review. My concerns as are voiced by the Joyce Area Residents Association:

"We want the Single Family Homes to be protected. Many of these families want to stay in the neighbourhood but will face increased pressure from real estate agents and neighbours to sell.

We want safeguards to resist displacement. City of Vancouver has found 46% of our greater Joyce Station area to be made up of renters.

City of Vancouver has found that our neighbourhood has higher averages of immigrants and low-income people than the citywide average. Our neighbours are working-class and many could not engage with City planning processes fully because of this.

We want EQUITABLE Transit oriented development. My Health My Community survey found that the highest rate of transit users are low-income and immigrant. Those frequent commuters need truly affordable housing available housing, not condos.

Planners also want to add more density to our already congested area without giving us a reasonable traffic plan."

s.22(1)

From: "[Correspondence Group, City Clerk's Office](mailto:ccclerk@vancouver.ca)" <ccclerk@vancouver.ca>

To: s.22(1)

Date: 7/25/2016 11:43:18 AM

Subject: HPRM: RE: Letter of support for NO TOWER at Venables and Commercial Dr.

Thank you for your email, which has been additionally forwarded to the Acting General Manager of Planning & Development Services, and Assistant Director & Planner, both of Planning Vancouver Midtown.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Monday, July 25, 2016 12:28 PM

To: Robertson, Gregor; Reimer, Andrea; Deal, Heather; Meggs, Geoff; Carr, Adriane; Affleck, George; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Ball, Elizabeth; notower@telus.net; Correspondence Group, City Clerk's Office

Cc: shane.simpson.mla@leg.bc.ca; Jenny.Kwan@parl.gc.ca

Subject: Letter of support for NO TOWER at Venables and Commercial Dr.

Dear Councillors,

I lived on Commercial Drive for around a decade, and am still a nearby neighbour who visits the area often. I still have many friends living in the surrounding area. My current location is, in fact, considered to be part of Grandview-Woodlands for city planning purposes, though I more frequently access services in the more proximal Hastings-Sunrise neighbourhood.

Nonetheless, I'm very concerned about the proposed KettleBoffo tower project for the Venables and Commercial drive intersection, and what it will signal as a sea change for the Commercial Drive neighbourhood if it is allowed to proceed.

I think the City needs to grow a backbone, rather than continue to let developers manipulate planning for their own profit, not the interest of maintaining neighbourhood quality or character. I find it particularly "dirty pool" that this developer has decided to play the game of manipulating public opinion by "aligning" itself with a mental health service, so that any neighbourhood objection to this project appears as an objection to the provision of mental health services. It is the classic wolf in sheep's clothing. This also lets off the hook the provincial and federal governments, who have avoided reinstating any kind of national housing strategy that might enable more effective provision of such housing.

There are several things wrong with this approach to creating supportive housing—by forcing the City and its residents to accept that only Towers can be the answer to providing adequate mental health services in this city. Only profit-based market housing in maximum quantity is apparently able to offset the cost of supportive housing, which research shows is actually, at the very least, cost neutral or cost effective, by offsetting costs elsewhere in our expensive health care, emergency services, and social services systems. It just takes actual political will and accommodating financial structures to make this happen. Your own staff have no doubt validated all this. This City Council just doesn't seem to have the political will to say no to developers and all the money they are waving around. Except that same money is also contributing to a skyrocketing cost of living in this City, and Towers aren't solving that problem either.

There is no guarantee that this new market-based Tower housing will be in any way “affordable” for the purposes of most buyers of that real estate. The real costs of placing Towers in more residential neighbourhoods, rather than exploring gentler alternatives to density, will simply be borne by the current residents who lose the character of their neighbourhoods, and continue to see surrounding rents and property prices skyrocket. They get to see perfectly serviceable homes torn down and monster homes built to replace them, not always increasing per person housing as a result. They get to see Vancouver become an increasingly elite and expensive place to live, with a few token supportive housing units thrown in to divert attention from the real issues that are happening around us, in terms of Vancouver becoming a "one-industry town", as I so often see it described now in the media.

Commercial Drive, I am well aware, has TONS of room to build-out and maximize it's current 4-storey capacity allowance, for around 20 blocks extending along the heart of the Drive. However, it is my understanding that developers and property owners don't want to tap into this approach, because it doesn't allow them to maximize profit in their properties. Everyone's gotta be greedy! At the expense of anyone who wants to live in a neighbourhood with the longstanding reputation of an intimate, colourful, village-like area such as the Drive, that contributes to a healthy modicum of uniqueness and urban diversity in a city like Vancouver.

This upcoming decision will be pivotal, as other developers and property owners wait with baited breath for City Council's tip-of-the-iceberg approval of a Tower for the Drive, that will open the floodgates for more aggressive applications to densify the Drive; Venables Street just being the beginning.

I am also aware that the City has already made an “exception” for a new 5-storey development at the corner of Napier and Commercial, again already treading on the character and nature of “gentle densification” that was supposed to be the intention for this neighbourhood.

This is not Toronto. Or San Francisco. Or even Surrey, with its never-ending new towers at every major corner. Vancouver is going to lose the very qualities that have people flocking here in the first place, if City Council doesn't stand up for the pockets of village and neighbourhood character this city has to offer. Not just qualities, but growing numbers of longtime residents who will leave here in exasperation with the growing cost of living here, vs. their modest or stagnant incomes. Your Tower-based approach does nothing that really addresses affordability, but only maximizes profit for developers, and now drags into the mix the pawn of mental health services as an “argument” for densification.

I say, NO TOWER!

Sincerely,

s.22(1)

Vancouver, V5L 3E8

From: "[Correspondence Group, City Clerk's Office](mailto:ccclerk@vancouver.ca)" <ccclerk@vancouver.ca>

To: s.22(1)

Date: 11/25/2016 9:24:46 AM

Subject: HPRM: RE: Natural gas

Thank you for your email which has been circulated to the Mayor, and Vancouver City Council.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

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

From: s.22(1)

Sent: Thursday, November 24, 2016 10:16 PM

To: Correspondence Group, City Clerk's Office

Subject: Natural gas

To the Mayor and Council of Vancouver,

Please consider the high cost of living in the lower mainland as you discuss the phasing out of natural gas heating..

Seniors are struggling, young families are struggling and restaurants will struggle too if you once again do not consider your fellow Vancouverites in your unending plans to " green " this city..

Perhaps some of the funds you allocate to this poorly thought out plan could go towards our school children who are in desperate need of school breakfast and lunch programs..

So many of your initiatives are so misguided that I feel you are out of touch with reality..

The empty home tax, the foreign buyers tax, (neither of which will increase the stock of affordable rentals) or removal of 100 parking spaces around the hospital..none of these plans speak to the needs of the people who live here, in fact they insult those of us who might want to stay..

Please be sensible and practical..

Disappointingly yours,

s.22(1)

Sent from my iPad

From: "[Correspondence Group, City Clerk's Office](mailto:ccclerk@vancouver.ca)" <ccclerk@vancouver.ca>

To: s.22(1)

Date: 7/25/2016 10:22:53 AM

Subject: HPRM: RE: No Tower at Commercial and Venables

Thank you for your email, which has been additionally forwarded to the Acting General Manager of Planning & Development Services, and Assistant Director & Planner, both of Planning Vancouver Midtown.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Saturday, July 23, 2016 11:50 PM

To: Robertson, Gregor; Reimer, Andrea; Deal, Heather; Meggs, Geoff; Carr, Adriane; Affleck, George; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Ball, Elizabeth; notower@telus.net; Correspondence Group, City Clerk's Office

Subject: No Tower at Commercial and Venables

Good evening,

I just wanted to take a moment to express my opposition to a condo tower at Commercial and Venables. I think it's a shame that more effort hasn't been made to ensure the Kettle is able to provide supportive housing for its clients without the addition of condos that would only serve the speculative real estate market.

As a neighbour and supporter of the Kettle, I worry that there will be negative impacts on the Kettle housing residents from sharing space with wealthy strata members.

I also deplore city council's vision for a suburbanized version of Grandview-Woodland, in service of real estate speculation, when there are densification models that would preserve the diversity of the neighbourhood, support small businesses over the chain stores and international brands that would replace them, and preserve its walkable, bikeable, liveable nature.

s.22(1)

Vancouver, BC V5L 2H6

From: "[Correspondence Group, City Clerk's Office](mailto:ccclerk@vancouver.ca)" <ccclerk@vancouver.ca>

To: s.22(1)

Date: 7/25/2016 9:28:48 AM

Subject: HPRM: RE: Opposed to condo tower at Commercial & Venables

Thank you for your additional email which has been additionally forwarded to the Acting General Manager of Planning & Development Services, and Assistant Director & Planner, both of Planning Vancouver Midtown.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Saturday, July 23, 2016 6:16 PM

To: Robertson, Gregor; Reimer, Andrea; Deal, Heather; Meggs, Geoff; Carr, Adriane; Affleck, George; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Ball, Elizabeth; notower@telus.net; Correspondence Group, City Clerk's Office

Subject: Opposed to condo tower at Commercial & Venables

I am writing to express my opposition to the proposed tower being promoted by Boffo for Commercial and Venables. The tower is not in keeping with the character with Commercial Drive or the surrounding neighbourhood. A smaller scale development, perhaps incorporating an element of Britannia Community Centre would be better. New condos will not be affordable, and Grandview is in need of affordable housing. Densification can be better achieved more gently through some low-rise apartments and lane way houses in the neighbourhood. I understand that the proposal includes City-owned property. The City should use its real estate assets for affordable housing - not market condos. This is an unacceptable way to fund social services.

Thank you.

s.22(1)

V5L 2J1

From: "[Correspondence Group, City Clerk's Office](mailto:ccclerk@vancouver.ca)" <ccclerk@vancouver.ca>

To: s.22(1)

Date: 7/26/2016 8:18:36 AM

Subject: HPRM: RE: Opposed to the tower at Commercial Drive and Adanac and more than 4 story redevelopment in the area.

Thank you for your email which has been additionally forwarded to the Acting General Manager of Planning & Development Services, and Assistant Director & Planner, both of Planning Vancouver Midtown.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Monday, July 25, 2016 10:45 PM

To: Robertson, Gregor; Reimer, Andrea; Deal, Heather; Meggs, Geoff; Carr, Adriane; Affleck, George; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Ball, Elizabeth; NO TOWER; Correspondence Group, City Clerk's Office

Subject: Opposed to the tower at Commercial Drive and Adanac and more than 4 story redevelopment in the area.

Gregor Robertson and Vancouver City Council,

I live right along the intended route of the proposed 6 story high buildings North of Adanac and within sight of the intended tower project at Adanac and Commercial. My address is s.22(1) V5L 1Z6.

I am a s.22(1) and this intended redevelopment will personally impact my living conditions as a senior. The current code calls for 4 stories and that is where the code needs to remain. I don't want to see an end to a real community feeling area in favour of high density anonymity.

I have spoken to someone at the Kettle and have suggested a solution for their problem could be to relocate to the Little Yellow Schoolhouse at Vernon and Keefer. She indicated that they would still have the funding problem no matter where they go. If their portion of the project is only 9 stories high (too high) it is not financially viable for their needs.

If the city has provided \$3.4 Million worth of real estate and \$310,000.00 in funding for refugee facilities, as I read online, \$55 Million for train tracks on the West Side of the City (with no High Rise projects required to acquire this funding) along with expensive bike route construction along Pt.Grey road and yet another park in that area, then surely funding can be found, to an equal dollar value of all the West Side projects, to make improvements on the East Side. Projects such as The Kettle for example. This project could be 1 level of retail, 1 level of Kettle space and 2 levels of affordable housing. If further funding is required, as mentioned above, the City could make the funds available as has been done on West Side and other projects.

All of these West Side projects enhance the life style of West Side residents while East Side residents are asking for things like improved drop in centres which give under privileged citizens something to look forward to each day. The East Side bike route along Adanac required very little financial commitment and the same could have been done on the West Side along W.1st Ave. instead of Point Grey Road requiring huge expense of taxpayer dollars.

Perhaps the newly acquired (with tax payers dollars) train tracks could be turned into shipping container housing for low income residents who either can't afford the rent prices being asked of them or simply can't find anything available at all. If the containers were butted together end to end you could fit in enough to house many needy people in the length of the span of purchased trackage.

July 25th you are holding your meeting with regards to this Commercial Drive redevelopment plan which I am squarely against and I want my voice to be heard as a long time resident of this neighbourhood, since 1986.

Please remember that those of us that are East Side residents are also voters. We notice that the tax dollars spent on the West Side seem to be a much higher dollar value and are for a much more luxurious lifestyle while on the East Side we have people living in poverty. The same dollar value needs to be spent on the East Side to improve lives not lifestyles. A society should be judged by how it treats it's poorest not it's most well off.

Expensive towers and above code height condos will never address the needs of this neighbourhood. 3 to 4 levels of affordable rent space is what is needed while preserving the character of the area for the residents.

I hope you take my comments into consideration and to heart.

Yours truly,

s.22(1)

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

To: s.22(1)

Date: 6/13/2016 1:55:50 PM

Subject: HPRM: RE: OPPOSITION to Joyce-Collingwood Precinct Review

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, Acting General Manager of Planning & Development Services, Assistant Director of Planning, and Vancouver Midtown Planner.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Monday, June 13, 2016 1:11 PM

To: Correspondence Group, City Clerk's Office

Subject: OPPOSITION to Joyce-Collingwood Precinct Review

To Mayor and Council,

I oppose the Joyce-Collingwood Precinct Review.

I cannot be at City Hall on June 14 or 15 because I work during the hearings, but please understand that I strongly oppose this review.

I stand in solidarity with the Joyce Area Residents Association (JARA). I share their concerns:

- I want the Single Family Homes to be protected. Many of these families want to stay in the neighbourhood but will face increased pressure from real estate agents and neighbours to sell.
- I want safeguards to resist displacement. City of Vancouver has found 46% of our greater Joyce Station area to be made up of renters.
- City of Vancouver has found that our neighbourhood has higher averages of immigrants and low-income people than the citywide average. Our neighbours are working-class and many could not engage with City planning processes fully because of this.
- I want EQUITABLE Transit oriented development. My Health My Community survey found that the highest rate of transit users are low-income and immigrant. Those frequent commuters need truly affordable housing available housing, not condos.
- Planners also want to add more density to our already congested area without giving us a reasonable traffic plan.

Sincerely,

s.22(1)

From: "[Correspondence Group, City Clerk's Office](mailto:ccclerk@vancouver.ca)" <ccclerk@vancouver.ca>

To: s.22(1)

Date: 7/25/2016 10:50:08 AM

Subject: HPRM: RE: Proposed Boffo Kettle Project is not acceptable

Thank you for your email, which has been additionally forwarded to the Acting General Manager of Planning & Development Services, and Assistant Director & Planner, both of Planning Vancouver Midtown.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Sunday, July 24, 2016 11:27 AM

To: Robertson, Gregor; Reimer, Andrea; Deal, Heather; Meggs, Geoff; Carr, Adriane; Affleck, George; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Ball, Elizabeth; Correspondence Group, City Clerk's Office

Subject: Proposed Boffo Kettle Project is not acceptable

Attention Mayor and Council,

The density and built form of the Boffo Kettle project site, as proposed in the draft Grandview Woodland Community Plan, is not appropriate to the location and is not supported the community.

Notwithstanding the valuable role the Kettle plays in our community, the proposed towers for the project site are not acceptable. I would ask that the City use its real estate holdings on the site to help fund an appropriate expansion to the Kettle, so that the community is not threatened with this destructive project.

The good will the community has toward the Kettle is being appropriated by a for-profit developer to sell luxury condos, while saddling the community with the impacts of an unacceptable project with a destructive effect on our community.

Built form on this site should be kept to low rise wood frame which fit the character of this historically successful area.

I call on Mayor and Council to avoid a costly error on this project and protect the heart of our community.

Regards,

s.22(1)

V5L 2L1

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

To: s.22(1)

Date: 11/16/2016 9:25:46 AM

Subject: HPRM: RE: Proposed empty home tax

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, General Manager of Finance, Risk & Supply Chain Management, Director of Financial Services, and Housing Policy & Projects Planners.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Tuesday, November 15, 2016 11:40 PM

To: Correspondence Group, City Clerk's Office

Subject: Proposed empty home tax

I weigh in on this issue because as a British Columbian and as a Canadian I must. There is no doubt there is a housing crises, and even more specifically an affordable housing crisis. This is not new news. The BC Housing approved waiting list for subsidized housing continues to increase, without stop gap measures (read without monthly cash subsidies) to those approved and on the BC Housing wait list.

Reportedly, the housing crisis in the City of Vancouver is skyrocketing. City council is looking at empty homes to provide a solution – looking to mandate what people can do with their private property – or face a financial penalty. Worse yet, the City of Vancouver is suggesting to be selective in which vacant homeowners are subject to the financial penalty. If the vacant homeowner belongs to a strata that have bylaws preventing rentals, then the empty home tax will not apply. Why the double standard?

This proposed empty home tax is not a solution to the problem. Is not this proposed empty home tax unconstitutional, selective, difficult, if not impossible to administer and most importantly not going to provide affordable housing in Point Grey, Fairview and Kitsilano where reportedly the highest vacancies of condos are?

New home owners do have high costs due to rising home prices and thus charge high rents. The BC Residential Tenancy Act limits rental increases for existing tenancies, but does control rent charged to new tenants. Long-time landlords, with substantially lower costs, increase rents to market rates to new tenants – because they can. Thus when a high cost “empty home” is rented, the housing vacated by those tenants will end up with a high rent as well – not affordable housing.

If rental housing stock is being lost to daily / weekly rentals then tax those rentals as the commercial businesses they are and use those funds to address the renter's crisis. The on-line sites could collect and remit these taxes. Charge non-resident foreign buyers a higher property purchase tax for buying in Canada, not for how they use their property. In addition, senior government must step up –\$375 housing allowance is not sufficient anywhere in BC. Interim funding is required to those on BC Housing approved waiting lists, both the federal and provincial governments could provide income tax incentives to landlords who charge under market rates (thus stopping the upwards spiral of rents).

Finding a solution is not an easy task, but the City of Vancouver must not mandate what people can do with their private property - they need to stay out of people's bedrooms- whether or not they are vacant.

s.22(1)

Victoria, BC

s.22(1)

Cc: BC News Vancouver

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

To: s.22(1)

Date: 11/21/2016 11:26:28 AM

Subject: HPRM: RE: proposed regulation of short-term rentals

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, General Manager of Finance, Risk & Supply Chain Management, Director of Financial Services, and Housing Policy & Projects Planners.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Monday, November 21, 2016 10:14 AM

To: Correspondence Group, City Clerk's Office

Subject: proposed regulation of short-term rentals

Dear Mayor Robertson and Council:

We are writing to express our concern with the proposed regulations governing the short-term rental of private property in the City of Vancouver.

We own a single-family residence in Vancouver, a portion of which is available as a short-term rental. The extra space is used as guest quarters for our family and friends providing a vital over-flow space for our household. When the quarters are not required by us they are available to foreign guests. We have no interest in renting on a long-term basis as our extended household requires the space periodically throughout the year. As we near retirement we need this extra rental income (which we pay tax on!) to help cover our living expenses.

Having foreign visitors stay with us has been a joy. The guests are polite and interesting individuals from all walks of life and all corners of the globe. After exploring downtown many choose to stay close to the neighbourhood, spending time and money in the local businesses. To illustrate who uses the guest quarters here's a brief summary of the next month: currently a couple from abroad are staying with us, they'll be here for 2 weeks while they tend to an ailing grandparent. After that close friends from the Gulf Islands will be staying for a few days. Later in December we have a guest booked for a week who is selling items at one of the large Christmas Fairs. Following that booking our daughters arrive from university for the holidays and extended family will be staying in the guest quarters. Nothing grand or nefarious ... just the stuff of every-day family life.

In the press we've read of proposed regulations that could impact our ability to put our extra space to effective use. The proposed cap on the number of nights a family can rent out their private property will likely make it unprofitable for us to continue to host foreign guests. We feel strongly that this restriction by the City is unfair and unwarranted.

Sincerely,

s.22(1)

From: "[Correspondence Group, City Clerk's Office](mailto:ccclerk@vancouver.ca)" <ccclerk@vancouver.ca>

To: s.22(1)

Date: 11/14/2016 11:51:59 AM

Subject: HPRM: RE: Recommended Approach for Taxing Empty Homes: Feedback

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, General Manager of Finance, Risk & Supply Chain Management, Director of Financial Services, and Housing Policy & Projects Planners.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Monday, November 14, 2016 11:00 AM

To: Correspondence Group, City Clerk's Office

Subject: Recommended Approach for Taxing Empty Homes: Feedback

Dear Mayor and Council,

I am not able to attend the Council meeting tomorrow evening where the proposed by-law on taxing empty homes will be discussed. As an alternative, I will send my feedback in by e-mail. As context, I am a homeowner in Vancouver who lives in the Cambie-Main corridor.

Since I perceive moving forward with this is likely a “done deal”, my major point of feedback is to urge you to *keep in this policy* the idea that the tax applies at the parcel level, so that laneways and basement suites are exempt. I noticed that some respondents to the survey perceive laneways as purpose built for rentals. But my understanding is that these units were designed to be used for multiple purposes, including use by family members or owners as needed. Property owners who reside in their homes should have the flexibility to use secondary suites on their own property for a variety of uses. I understand that this is currently in the proposed policy/by-law. *I strongly believe that this part of the policy (applying this at the parcel level) is absolutely critical.*

I would say also, more generally, that I appreciate Council’s goal to create more affordable housing in the City of Vancouver. But I am opposed to approaches like this one that are “punitive” (e.g., a tax) and community undermining (e.g., having neighbours report on neighbours). I am disappointed that the Council's “vision” isn’t being brought to life using approaches that are more inspirational, community building, and educational (e.g., offering incentives for renting, such as tax breaks; investing in public-private partnerships for creating affordable housing options). While I understand that the target is “foreign” buyers, I believe that current approaches will have unintended negative consequences for many of Vancouver’s citizens. I am *very* disappointed that the Mayor and Council are taking this overall approach to reaching important goals for affordability and sustainability in our City.

Thank you for your attention,

s.22(1)

Vancouver, BC

From: "[Correspondence Group, City Clerk's Office](mailto:ccclerk@vancouver.ca)" <ccclerk@vancouver.ca>

To: s.22(1)

Date: 11/15/2016 10:00:22 AM

Subject: HPRM: RE: Suggestion and Request for Additional Exception on Proposed Empty Homes Tax (Where Future Strata Corp Restricts Rentals in a Building)

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, General Manager of Finance, Risk & Supply Chain Management, Director of Financial Services, and Housing Policy & Projects Planners.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Monday, November 14, 2016 8:07 PM

To: Correspondence Group, City Clerk's Office

Subject: Suggestion and Request for Additional Exception on Proposed Empty Homes Tax (Where Future Strata Corp Restricts Rentals in a Building)

Dear Mayor and Council.

I feel strongly about an issue related to the proposed **Empty Homes Tax** that I understand is before Vancouver City Council tomorrow and I would like to provide input on this (as both a principle residence owner, and a rental property investor).

I note that Council is appearing to provide an exception for this tax on Property that is subject to EXISTING strata rental restrictions, but DOES NOT appear to deal with **FUTURE strata rental restrictions**.

This is a very obvious and important omission I believe.

If a Strata Corporation votes in a new rental restriction by majority vote (at a future AGM) then a rental property owner investor literally **CAN'T rent out their unit any longer** (i.e. they are not permitted to), but, it could easily be a very bad time to have to sell their rental unit (let's say in a down market or economic crisis, or recession etc.) so the owner may (for good reason) wish to hold their unit until market conditions improve (otherwise they may lose substantial money).

I feel strongly that it would be VERY unfair to tax an investor rental property owner who would LIKE to rent out their unit, but who are not ABLE to or not permitted to through no choice of their own (i.e. Strata Corp votes in a FUTURE rental restriction), but who **could otherwise lose substantial money if they have to sell their unit at a bad time**.

In other words, an owner who has bought a rental property in good faith in a building that currently permits rentals in the building (as I have), and for the sole purpose of renting out the unit long term as long term rental property (for retirement income, etc), but where the Strata Corp. then later votes in a rental restriction beyond your control, that prevents said owner from renting out their unit.

This can easily happen (in fact, I led an effort 2-3 years ago at Yaletown Park to try an overcome such a rental restriction).

I feel it is important that an exception should be made for such cases, AND, that you should consider adding a new bylaw or legislation in Vancouver to **PREVENT Strata Corp's from preventing or restricting future rentals**, period (if this is possible).

This would likely be **good for both renters AND investor owners** and likely make a far bigger impact on the availability of rental property in the City.

FYI - It is VERY expensive for an investor owner to have to sell their unit because of strata's applying such rental restrictions (PTT on purchase of replacement unit, real estate commission on sale of existing unit, legal and/or notary fees, appraisal fees, time and energy to have to sell and repurchase a new unit, capital gains tax on sale of existing unit they would rather not sell, (etc etc), and it is obviously not good for renters either (because another unit gets taken out of the rental pool).

Having additional restrictions on the ability of Strata Corp's to restrict additional rentals (especially on older units or units with non-original owners) would be a better win, win I think for everyone.

So - long story short - I recommend:

1. An exception to the proposed **Empty Homes Tax** for owners of rental properties if their **Strata Corp. votes in a NEW or future rental restriction** affecting their ability to rent out the property (for above noted reasons).
2. Consider some kind of law or legislation further **restricting the ability of Strata Corp's from applying new rental restrictions** (which affect both owners and renters), or, apply moral suasion if this is a Provincial Government issue.

I am going to try and attend tomorrow's Council meeting if I can (I am a business owner) but in case that's not possible, i wanted to make sure I tried to provide input on the above as I think this particular exception is likely important and missed in the initial analysis by your staff.

Thank you for the opportunity to provide input.

s.22(1)

(I am a business owner, principal residence owner, and a rental property owner, all in the City of Vancouver)

From: "[Correspondence Group, City Clerk's Office](mailto:ccclerk@vancouver.ca)" <ccclerk@vancouver.ca>

To: s.22(1)

Date: 11/14/2016 11:39:23 AM

Subject: HPRM: RE: Taxing Empty Homes

Thank you for your email which has been circulated to the Mayor, Vancouver City Council, General Manager of Finance, Risk & Supply Chain Management, Director of Financial Services, and Housing Policy & Projects Planners.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

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

From: s.22(1)

Sent: Monday, November 14, 2016 1:16 AM

To: Correspondence Group, City Clerk's Office

Subject: Taxing Empty Homes

Dear Sirs,

Please understand the realty estate market is up and down.

In future, if the rental market becomes vey slow, and properties cannot rent out at reasonable prices, it is "unfair" to charge the owners for Empty Tax.

Please consider this point.

Thank you.

Sent from my iPhone

Sent from my iPhone

From: "[Correspondence Group, City Clerk's Office](mailto:ccclerk@vancouver.ca)" <ccclerk@vancouver.ca>

To: s.22(1)

Date: 7/25/2016 10:51:40 AM

Subject: HPRM: RE: The proposed tower at Venables and Commercial

Thank you for your email, which has been additionally forwarded to the Acting General Manager of Planning & Development Services, and Assistant Director & Planner, both of Planning Vancouver Midtown.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

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

From: s.22(1)

Sent: Sunday, July 24, 2016 12:17 PM

To: Robertson, Gregor; Reimer, Andrea; Deal, Heather; Meggs, Geoff; Carr, Adriane; Affleck, George; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Ball, Elizabeth; notower@telus.net; Correspondence Group, City Clerk's Office

Subject: The proposed tower at Venables and Commercial

I respectfully wish to endorse the No Tower Coalition's alternative for Venables and Commercial. I oppose a tower building form as it would change the human scale of the immediate area. I do want supportive housing for Kettle clients and I want to see additional affordable rental housing, but I do not want to see 200 expensive condo units, inflating the already sky high real estate prices in the Grandview Woodlands area.

Thank you for the opportunity to express my opinion.

Sincerely yours,

s.22(1)

Vancouver, V5N4K6

Sent from my iPad

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)
To: s.22(1)
Date: 9/12/2016 9:22:32 AM
Subject: RE: Globe & Mail: Loopholes are making it easy for local and foreign speculators to play the system

Thank you for your email which has been circulated to the Mayor, and Vancouver City Council.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)
Sent: Saturday, September 10, 2016 9:17 AM
To: teresa.wat.mla@leg.bc.ca; rich.coleman.mla@leg.bc.ca; MacdonaldRealty; Cameron Muir; David Choi; mike.dejong.mla@leg.bc.ca; Tomlinson, Kathy; Marilee Peters; ian.young@scmp.com; info@rennie.com
Cc: enquiries@chinaglobal.ca; Todd, Douglas (Vancouver Sun); McMartin, Peter (Vancouver Sun); Cooper, Sam (The Province); sam.sullivan.mla@leg.bc.ca; Carole James; Bond.MLA, Shirley; Jane Shin; Naomi Y MLA; Andrew Weaver, MLA; Andrew Chang; Media - Radio/TV - CBC Radio, TV; cbcinvestigates@cbc.ca; newsonline@ctv.ca; news@ctv.ca; news@nanaimobulletin.com; Prince George Citizen; Jenny.Kwan@parl.gc.ca; ceo@royalpacifigroup.com; ceo@boardoftrade.com; mayorandcouncillors@richmond.ca; Correspondence Group, City Clerk's Office; MayorandCouncil@westvancouver.ca; mayorandcouncil@kelowna.ca; Lisa Helps; lisa.leslie@gov.bc.ca; john.yap.mla@leg.bc.ca; Reid.MLA, Linda; linda.reimer.mla@leg.bc.ca; henry.yu@ubc.ca; Melissa Fong; Tung Chan; Chak Au; bmackenzie@timescolonist.com; AVED.Minister@gov.bc.ca; educ.minister@gov.bc.ca; education@recbc.ca; tom.davidoff; david.ley@ubc.ca; dan.hiebert@ubc.ca; paul.evans@ubc.ca; tim.brook@ubc.ca; Yves Tiberghien; david.eby.mla@leg.bc.ca; council@pittmeadows.bc.ca; anne.kang@burnaby.ca; james.wang@burnaby.ca; Casselton, Valerie (Vancouver Sun); gclark@theprovince.com; sarah@ccbc.com; Jonathan Manthorpe; acoyne@nationalpost.com; gmason@globeandmail.com
Subject: Globe & Mail: Loopholes are making it easy for local and foreign speculators to play the system

[Globe & Mail: Loopholes are making it easy for local and foreign speculators to play the system](http://www.theglobeandmail.com/real-estate/vancouver/out-of-the-shadows/article31802994/)

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

As a result of Globe investigations into Vancouver's supercharged real-estate market, others have come forward, too, including a federal tax auditor, as well as an accountant who says he regularly files tax returns for wealthy clients who buy and sell houses – and appear to declare far less than they earn. "Canada," he says, "is like a Swiss bank account" for his clients.

Brad: My, my...things have come along way since the people of Vancouver forced these issues to be addressed by our government. Indeed, "forced" is the correct term...for if the public did not force the issue the BC Government would have NEVER TAKEN ACTION.

The truth of the entire Vancouver real estate debacle is now revealed. For myself, I am proud that Cultural Action Party were one of the driving forces behind exposing the real estate rot. In one form or another, we have been pushing for three decades to reach this point...which proves that hard work and foresight can indeed pay off.

www.capforcanada.com



to unsubscribe, email: capforcanada1@gmail.com

Mayor and Council Feedback Report

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

Date range: January 07, 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	2016 January, Anonymous			No	Movie to Watch	The citizen wants Gregor Robertson and all the Vancouver politicians to watch The Big Short movie. She said it is a reflection of what is happening in Canada. She believes that Gregor is going to be the cause of a crash in BC and Canada because he is in the back pocket of the developers. He is encouraging constant building of condos and therefore foreign investment. This is pushing everybody out of Vancouver so that they can afford homes. She believes that the offshore investments are destroying the lives of so many average hard working Canadians. Big banks should not be able to walk away with multi-billions while our downtown condos all sit empty. She thinks we need to change something because the big Canadian banks are taking advantage because they are making money off taxes by selling homes at outrageous prices. This will result in the lower middle class paying for it when the economy collapses.	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vancouver Housing Market	Hello Mayor and Council, Here is today's Reuters article about affordable housing in Vancouver. The time to collect data on foreign investment was 5 years ago. We no longer need data, everyone can see what is driving sky high real estate prices, we need action by our politicians. http://mobile.reuters.com/article/idUSKBNQUL0ET20160107?utm_source=12411	

Not Responsive to Request

Not Responsive to Request



Mayor and Council Feedback Report

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

Date range: January 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)	s.22(1)	Yes	Protection from Renovictions	Caller wants the city to do more to protect Vancouver residents from "renovictions". He knows this recently went to council and would like to speak to someone about it and learn more about what is to be done.	
Mayor & Council, Asst Dir. of Revenue Srvs	complaint	s.22(1)	s.22(1)	s.22(1)	No	Businesses and Property Taxes	<p>We operate a small business on Fraser street, here small businesses provide services to poor and medium earning families with small children. Many business owners and tenants work seven days a week to make ends meet. The drastic increase in property taxes and related rent increases are unrealistic and unaffordable for many people. Tax dept was sleeping when foreigners were buying properties' to flip, many buyers have never even seen the properties and real states were flipping them for buyers to earn heavy commissions. I think commissions earned on flip properties should be taxed heavily for the agent and the buyers should not be allowed to buy if they don't live and work here, foreign money is increasing the value of our property and people who have lived here worked and contributed to the system have to pay the price. Does the city want all commercial streets to close; no one can operate a business if they are paying unrealistic taxes on property. Assessment system should change the way they assess property values. We are fed up with increased taxes every year when we have made no changes to anything and our income keeps going down every year. Mayor and council should wake up and see the real picture, if we it keeps going at this rate of tax increase where will it end? Only very rich will be able to afford to live in Vancouver.</p>	
Mayor & Council	opinion	s.22(1)			No	Buyers of Luxury Real Estate	Citizen tweeted: @CityofVancouver Vancouver should be doing this https://t.co/QRgKTY2UyE	

Mayor & Council	opinion	s.22(1)		s.22(1)	No	Soaring Rents	Hi There: This is interesting article about how San Francisco is becoming a city for only the Rich and the middle class and the poor are being priced out: http://www.truth-out.org/news/item/34031-with-soaring-rents-and-a-vanishing-middle-class-san-francisco-becomes-a-city-for-the-rich#14528142948131&action=collapse_widget&id=0&data= Anything we can do in Vancouver to stop this from happening here? Actually it is already happening Born and Raised Vancouver Citizen, s.22(1)	
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Mayor and Council Feedback Report

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

Date range: January 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	opinion	s.22(1)			No	Reducing Taxes, Oil Export Pipelines, Foreign Investments	Comments on reducing taxes, oil exporting pipelines, foreign investments.	See attachment: s.22(1)
Mayor & Council	complaint	s.22(1)		s.22(1)	No	Real Estate Prices	Mayor and Council, Something urgently needs to be done to stop escalation of Vancouver's real estate values by non-resident buying. OK if my own home value goes down again - we can't benefit from the inflated value if we still want to live in Vancouver, and our children can't afford a home here. Should be a substantial increase in city taxes for non-resident purchasers, use that money to subsidize more low income housing.	
Mayor & Council	complaint	January 2016, Anonymous			No	Vacant Properties	Citizen is upset with how the city of Vancouver's municipal government states that they have no housing for refugees, despite the fact that the entire west end is like a ghost town with empty housing. She feels that the owners of these empty properties should be taxed in order to house refugees, and not the other residents of the city of Vancouver. She does not understand how the municipal government can say that they do not have the funds to provide housing, yet they are housing refugees in expensive hotels.	

VIA AIR MAIL - PAR AVION

1601190920

s.22(1)

North Vancouver, BC
V7L 3G3

3716 478

To
City Hall Vancouver
Mayor G. Robertson + Council
453 - W. 12th Ave.
Vancouver - BC
V5Y-1V4

JAN 18 2016

VIA AIR MAIL - PAR AVION

JAN 18 2016

OPEN LETTER TO (hopefully) not closed minds ...

addressed to: Prov. Gov't BC Liberal Party, attn. Premier Christy Clark, Victoria
 - Leader of the NDP Opposition, John Horgan, Victoria ,
 - North Vancouver Mayor/Council , 141, W. 14th St. N-Vanc. BC
 - West Vancouver District Mayor/Council, 750-17th St. West Vanc.
 - Vancouver Mayor/Council, 453, W. 12th Ave., Vancouver
 - Prime Minister, Justin Trudeau, Fed. Liberal Party of Canada, Ottawa
 - Interim Leader of the Federal Opposition, Rona Ambrose, Ottawa

**** Without Prejudice ***

RE: Well-known FACT to a l l of you: Overwhelming influx of FOREIGN PROPERTY Buyers (Vancouver, Toronto ...) to the utter disadvantage of most Canadians !

Ladies & Gentlemen ,

After you have sufficiently familiarized yourself w. the 3 published letters in the North Shore News Jan. 15. 2016, i.e.:

- Taxes: Are we getting what we pay for ?
- System favours foreign millionaires over tax payers
- Seniors need protection

and people f i n a l l y HAD ENOUGH being taxed to the hilt (esp. in these dire economic times), that I, too, are bluntly asking you the foll'g question: "Have you a l l collectively l o s t your mind , letting this awful situation (which could/must be corrected finally by a stroke of the pen !) go on & on & on ?? " Yes, I am f u r i o u s as well to put it mildly , taxing the people blindly into oblivion ! ("Letting the chips fall where they may " does n o t work any longer in this day & age ..) .

The logical thinking would be to r e d u c e taxes for once!!*

Do you have any idea what people are sacrificing to keep their (i.e. Condo)-roof over their head ?? A family member's West End (Condo) Building-Envelope after 25 yrs costs us \$ 60,000.-- before work even begins (based on the very costly 'Depreciation Report', that came into Law in 2015)

*)...."reducing taxes" for the g l u t of c a s h that is coming your way (incl. Development-Permit-Fees) from the 1000s and 1000s of new (Condo)-Unit-Holders! Highrise developments being built on a FORMER lot that formerly only had a handful of single detached smaller houses on it (or even a huge empty lot for that matter): N o w , in exchange , say, 120 /p. bldg. brandnew Property Tax-paying unit-holders., Let alone the absolutely horrific traffic situation, based on all this helter-skelter Development situation ! Shame on you for forcing our precious, hardworking, revered SENIORS out of their beloved homes (most of the time that is all that is left to hang onto, before the inevitable happens. (I know of a stressful situation among my elderly friends on the North-Shore).

Different Topic: Oil-exporting pipe lines (like they are criss-crossing America) to the Asian Market should have been built, ready to go a l o n g time (America , meanwhile is a self-sufficient exporting country, producing their o w n shale-gas..) Our 'slow boat to China " hasn't even been built !! Instead, protesters are screaming at their heart's content/endlessly, well-funded by foreign Interest Groups: Talks , talks & more protests, there goes another (lost) decade, instead of having meaningful conferences among the "groups" within a predetermined time-frame. MEANWHILE, the entire Global Market-Situation has changed (almost 'overnight', remember "2008/2009"?): Our natural commodities are being kept in the ground; precious time and TAX-Dollars presently lost forever !

Back "to the beef": Foreign investment Dollars are pouring indiscriminately into Vancouver/Toronto at a giddy pace, notwithstanding any Gov'm'ts interference on behalf & in favour of t h e i r suffering, tax-paying , voting o w n Canadian population! i.e. our honourable, returned home war-veterans from Iraq and Afghanistan. Many of them confused and dis-

from s.22(1)

N-VCR BC V7L 3G3

18.Jan.2016/GF

cont'd:

oriented from those horrific experiences they have gone through. Many now homeless in our City of Vancouver, and other cities. Affordable Housing in Vancouver (hellooo, Mayors) is at its lowest, people are sleeping in tents outside in the rain and cold !! (The brand-new Refugee-situation is another matter, them being housed in Hotels/Motels-paid for by the taxpayer, of course; naturally, we wish them well and may they adapt very soon to our Canadian way of life ..)

The Tax-Base from Industry and the economy is decreasing /job security ?, yet , Property Taxes are sky rocketting; Hydro, MSP, ICBC up and away .. Stop treating the population like an ATM-Machine !! - Despite this dire situation, Municipal Union-guaranteed Salaries are ever increasing /p.a. by a juicy %age, let alone Provincial + Fed. Gov't Employees' remuneration. A rather mathematical oxymoron, don't you agree ?

Voters actually (in droves) fell for Sunny-Boy, now Prime Minister of Canada's, overtly nonsensically gushing endless "promises" during his Election Campaign in 2015! Impossible, in all, to be kept - yet being watched closely by Canadians :The new PM & his "Sunny Ways".. How sadly hollow and uncritical of his "admirers". Haven't heard Mr. Trudeau, jun. openly chirping for a while, lately to the nation ...

Different Topic II:

Premier Christy Clark, you practically fell over yourself, in repeating during the 2013 Prov. Election Campaign, over and over again, that " the New BC Liberals would do their utmost for "Families" if elected! Well, you were re-elected. Well, what actually did your Gov't do to "help families " in this Province ? Almost 50 % are single Parent-FAMILIES and do they ever need a hand-up !(Child-poverty in BC: one in 5) So, what is up with that promise in 2013 ? Planning to repeat yourself along that line, come Election time "2017" ? Please, do let the world know, how well those "Families" have fared meanwhile !?

With my good wishes,

I remain, ~~Yours~~
s.22(1)

Encl.p.3/which I appropriately
named: " CRI DE COEUR "

still working (almost)full-time !

NB: "What does it profit a man(woman) to conquer the whole world, for the loss of his/her own soul ?" (Just asking ...)
(reminds me of the (shallow) Emperor with no clothes ...)

L.F.

(Your) " CRI DE COEUR "

MAILBOX

LETTERS TO THE EDITOR must include your name, full address and telephone number. Send your letters via e-mail to: editor@nsnews.com. The North Shore News reserves the right to edit any and/or all letters based on length, clarity, legality and content. The News also reserves the right to publish any and/or all letters electronically.

PROPERTY ASSESSMENTS**Taxes: are we getting what we pay for?****Dear Editor:**

As our property assessments have arrived, I presume our various North Shore councils will be increasing our property taxes, as is usually the case.

However, I believe that our property taxes should be decreasing.

Let us look at the situation where a plot of land was occupied by four or five single-family dwellings. These were demolished and a highrise containing approximately 64 suites was built on this same plot of land. The owners of these suites have to pay property taxes. Multiply this by the number of highrises and condominiums built in the last few years and the increases to the municipal coffers must be huge.

(This is not counting the developers fees, which must be substantial.)

Is it going to infrastructure? Apart from extending the corners at intersections, constructing roundabouts (which must be a nightmare for truck drivers) and providing cycle lanes, I see very little to warrant an increase in our taxes.

The above are supposed to be for pedestrian safety, and yet, from my observations, street lighting is a major concern for both drivers and pedestrians. Drive down St. Georges Avenue on a dark, rainy night and you will be lucky if you can see some of the marked crosswalks.

The dash into density, is in my opinion the main cause of traffic problems

on the North Shore.

As I mentioned at the beginning, you cannot replace five houses with 64 suites and not expect a huge increase in vehicles just from that one plot of land.

Apart from the new Keith Road Bridge (which I believe was funded through us via TransLink) just where are our taxes going??? And where will our traffic nightmare end???

I am sure that turning the North Shore into a traffic-snarled mini Manhattan is not what the original residents envisaged or wanted.

An explanation from the powers that be as to where our taxes are going would be welcome.

John Rowlands
North Vancouver

Seniors need protection**Dear Editor:**

I like so many are concerned about the recent B.C. land assessments, as seniors it is a serious problem. I sold my property in Vancouver after my wife died in 2012 and moved to North Vancouver to a smaller house.

My lot in Vancouver in 1964 was assessed at \$10,000 and when I sold it was assessed at over \$600,000; that is about 60 times greater.

I was earning just under \$4 per hour in 1964 and 60 times \$4 would mean that I would have to be earning \$240 per hour to keep up to the assessments in 2012. The old age pension was \$75 per month in 1964; therefore our pensions would have to be between \$4,000 and \$7,500 per month to keep up to assessments.

I have a lady friend and because they have built monster houses near her, her assessments went up from \$940,000 to \$1.29 million in one year.

This is probably going to make her ineligible for the homeowners' grant. She has a basic pension. She is in her late 80s and has worked hard to own and keep up this house which is about 1,100 square feet. She loves

her home and is finding this situation very stressful.

She has a pacemaker and her condition has me worried. It was suggested to her to defer her taxes. This is an option, but I do not think she wants to do this.

Our governments are making us all live beyond our means, and I think that they are out of control and are going to far. I also think that according to the Confederation agreement as written by our founding fathers in 1867 that what they are doing is illegal.

I personally think that we need a grandparent clause that will protect seniors from these highly inflated assessments as they have no connection to the real value of property and are just driven by the market, foreign investment and the aspirations of our government.

The government should have to live like the rest of us and live within the means provided. We who have our assets paid for had to be frugal to avoid debt, now the government wants to force us into debt.

The only winners are the real estate industry and of course: the taxman!

Hank Pierce
North Vancouver

System favours foreign millionaires over taxpayers**Dear Editor:**

I am flabbergasted at the huge increase in property assessments. We live in an older, 1,045-square-foot townhouse and we have been assessed a value which is some six times higher than all the previous years assessment amounts.

All in one year! I know that B.C. is a rip-off province and taxpayers are being milked for all they are worth by an uncaring government who seems to be more concerned in the financial rewards of foreign millionaires investing in our real-estate market than in Canadian families.

They in turn will flip their purchases, realizing a nice profit making thus the price of homes even more unaffordable for average Canadian families. With the destruction of affordable housing and the stratospheric home prices, I foresee our homeless industry becoming even larger.

At election time, watch how these assessments, besides other things, will come down to more reasonable levels.
John Bueno
North Vancouver

Mayor and Council Feedback Report

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

Date range: January 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)	s.22(1)	No	Green City	<p>Had the City observed the traffic pattern at this intersection and the number of cyclists BEFORE you have created the bike lane?</p> <p>1. NO CYCLIST IN THE BIKE LANE BETWEEN THE 2 AUTO LANES. Almost everyday I go out and see this absurd sight. Ever since the King Edward was marked like it is now, I HAVE SEEN ONLY 3 or 4 CYCLISTS, 2 of which I'd like to you to note: 1) One oriental woman was cycling heading EAST from west toward Arbutus St. on the WESTBOUND bike lane ! 2) I was walking on the sidewalk by the eastbound auto lane just outside the private Yew St. Suddenly almost soundless a young male cyclist passed by me! i.e., between me and the inside auto lane. He was NOT USING the westbound BIKE LANE;</p> <p>2. ABOUT THE AUTO TRAFFIC: In the weekday mornings, please take a look at the LONG EAST-BOUND AUTO LINE-UP from Arbutus past private Yew, Vine, McBain to/past Valley Drive in order to cross the Arbutus St. NO CAR IS IN THE INSIDE LANE because it allows only the right turn into the Arbutus southbound. Morning auto commuters don't go to Kerrisdale; they head for Burrard St., Granville St., or further east. to Kingsway.</p> <p>Although I don't cycle anymore because of my age, I was an enthusiastic cyclist until you became the Mayor years ago. The bike lane on the King Edward Blvd must have been made with the UBC students in mind. If the city planner or engineer or whoever had done a good RESEARCH, they'd have found out that cyclists must CLIMB UP the sharp uphill all the way until the DEADEND (Crown St.) and then turn either left to the Marine Drive bike lane or right to the 16th Ave. bike lane in order to get to the UBC. NO CYCLIST takes such a stupid route -- Cyclists take the 16th or the Marine Drive from the beginning. Thus, I have seen only 3 or 4 cyclists including the above 2 stupid (sorry!) ever since you changed the King Edward road marks west of Arbutus.</p> <p>I cannot help feeling anger & disappointment that OUR TAX MONEY IS WASTED when everyday I see a few blocks long lineup of the morning auto commuters on the outside lane, with the inside lane and both bike lanes COMPLETELY empty.</p>	<p>I know from my past experience that you will not reply. This letter started with my compliment to you with regard to the GREEN city. But I regret that it ends with my negative opinion about your city gov't as seen not only in the above 2 issues, but also City's inability/inaction? to control the "freedom?" afforded wealthy "foreigners" to buy up city's properties, allowing houses being bought up to sell for profits, not to live there. (Is it true that one of the Shaughnessy properties went through the sell & buy process 11 times within 1 year? How could you allow such thing? A few years ago I heard that the gov't of Australia? or Sydney? has a law with regard to the foreign ownership of their properties.)</p> <p>Dear Gregor and Counsellors, WHAT HAS BECOME OF OUR BELOVED CITY? Thank you for reading all of this long letter.</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: February 02, 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)	Yes	Housing Affordability	Urgent action is needed to make Vancouver housing affordable to ordinary citizens. London, faced with a similar crisis is considering action: see http://www.theguardian.com/housing-network/2016/jan/30/luxury-london-homes-86m-social-housing . What is Vancouver doing?	
Mayor & Council	complaint	s.22(1)			Yes	Vancouver Real Estate	Received via Twitter: "Disgraceful that @CityofVancouver would allow this to happen. https://t.co/gxoS1lsOua "	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Real Estate Moves to Victoria	Subject: Victoria's affordable homes prompting early moves out of Lower Mainland - The Globe and Mail Why can Victoria control how housing is managed so well and Vancouver can't? It's a choice. That's why Victoria is still a beautiful, character filled city that VALUES it's history and it's residents concerns. http://www.theglobeandmail.com/life/home-and-garden/real-estate/victorias-affordable-homes-prompting-early-moves-out-of-lower-mainland/article28462590/	Copy sent to Tracy Vaughn Corp. Communications
Mayor & Council	complaint	s.22(1)		s.22(1)	No	Vancouver Real Estate	Subject: Follow the money: Evidence submitted at fraud probe points to concerns about Vancouver real estate market - Province Article Hello Mayor and Council, Please read today's article relating to unaffordable real estate in Vancouver. It seems like everyday there is another article, but still no political action is taken. http://www.theprovince.com/touch/story.html?id=11683456	
Mayor & Council	opinion	s.22(1)	s.22(1)		No	Vancouver Real Estate	Citizen would like the City of Vancouver to take action against property that is being bought in Vancouver with illegal foreign money. This is a criminal act and has a serious impact on the housing market. Citizen read an article about this in the Province and is very worried.	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vancouver Real Estate	Subject: housing blunders I heard that you are making properties available for housing with the expectation that the Federal Govt. step in with \$\$\$\$. My response is what took you so long to get on board with this: why haven't you put a stop to the excessive climb in housing prices? and now taxpayers will have to get on board to pay for this emergency housing scheme, if Federal funding is applied. Come on, do you think you're fooling anybody?!! s.22(1) Vancouver V6R2H2	Copy sent to Tracy Vaughn Corp. Communications

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: February 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	opinion	s.22(1)		s.22(1)	No	Foreign Ownership	Hello Mayor and Council, Please read the following article on foreign ownership in Vancouver from the South China Morning Post. Thank you, http://m.scmp.com/comment/blogs/article/1908778/studying-foreign-ownership-vancouver- wont-explain-why-mossy-hovel?utm_source&utm_medium&utm_campaign=SCMPSocialNewsfeed	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Housing Demolitions	Subject: 'Bulldozer bait' \$6-million mansion is just another Vancouver tear-down - Province article Hello Mayor and Council, Please read the following article. Tearing down a perfectly good house which gets hauled away to the dump does not seem very environmentally conscious? Moreover, it gets replaced with a more expensive property, which further drives unaffordable homes in Vancouver even higher. The new owner will most likely be a foreign investor, who will probably not even live in the home. Is this sustainable? http://www.theprovince.com/touch/story.html?id=11687589	

Mayor and Council Feedback Report

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

Date range: February 06 - 07, 2016

Response or Action Update from OTHER DEPARTMENT

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	Vancouver Real Estate	Subject: Why my kid can't buy a house - Van real estate gambling Message: Real estate agents and companies fuelled by foreign speculators are killing our city and forcing our kids out. Getting taxpayers money from the Feds for affordable housing is like rewarding them. It's systemic injustice. http://www.theglobeandmail.com/news/investigations/the-real-estate-technique-fuelling-vancouvers-housing-market/article28634868/	
Mayor & Council, Eng Svcs	opinion	s.22(1)		s.22(1)	No	Vancouver Real Estate	Subject: Why my kid can't buy a house - Van real estate gambling Message: Real estate agents and companies fuelled by foreign speculators are killing our city and forcing our kids out. Getting taxpayers money from the Feds for affordable housing is like rewarding them. It's systemic injustice. http://www.theglobeandmail.com/news/investigations/the-real-estate-technique-fuelling-vancouvers-housing-market/article28634868/	

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: February 08, 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)	No	Vancouver Real Estate	<p>Globe&Mail article Saturday Feb 6th and protest at Adera St home.</p> <p>Hi - there was a very informative 3 page article in G&M Feb 6th that just confirms everything we have been suspecting about vacant homes and flipping. In our neighbourhood, we have been receiving flyers twice in the past 3 weeks from a real estate company called "Nu Sun" or something like that. It is in English and Chinese language, shows Chinese real estate agents, and says something like "we have foreign investors who will buy your home right now during Chinese spring (not sure if they mean the Chinese New Year)". We have tossed them in the recycling bin. What is happening to homes and housing prices in our city is hard to believe and yet happening everyday, and many people are angry. For some reason, probably because we never had to have these laws before, we have nothing to protect our city or environment from all of this callous destruction, which includes trees, gardens and shrubbery that are the habitat for our birds and other wildlife. I would like to let you know that we resent having been made to feel racist if we expressed any concern when all this first started being apparent around our neighbourhood and throughout the city, going back several years now. The real estate big guys, who have surely themselves become overnight millionaires, denied that it was foreign ownership from China. I don't recall hearing anything from our city representatives, except a silly anecdote from a city councillor about how some neighbours called the city about his house looking vacant and him being Chinese - which we quite simply did not believe. Setty Pendakur pretty much summed it up in the Sun recently when he said "Canada is only a big Caribbean country " to these investors. We have nothing in place, or seemingly any desire from our political leaders to take any action on this - you are not the only one. Is there really no concern about where some of this money has come from, how it is earned, and what has happened to our city? No concern about houses and property sitting empty for years? No concern about what this is doing to people who have been displaced and the communities they used to live in? In fact, I think I may have heard something about all this being "progress" because Vancouver is such a desirable city - sounds like some sort of justification or shrug-off. Greatly disappointed in Vision for overseeing the destruction of our city. Looking forward to hearing from you and our Provincial, Federal Leaders on this topic. By the way, "social" housing - not the answer I am looking for, but that is another story and I have already emailed you about that.</p> <p>Thanks for your time.</p>	
Mayor & Council	complaint	s.22(1)		s.22(1)	No	Vancouver Worse	<p>Vancouver has gotten worse in the past 6 years.</p> <p>Well Gregor, what's next? Why don't you have your developer friends fill in false creek. I'm sure they would kick you back a hefty sum, then you could purchase another house down in Point Grey. I remember when you lived off of Oak street. How long were you there after you were mayor? Not long, funny how that works.</p> <p>Just wanted to give you a pat on the back and let you know how good of a job you are doing. My business will be moving out of your municipality soon enough as everywhere I look I am being taken advantage by paying huge amounts of property tax without any sort of benefit. For example, my sidewalk is gravel, but no one sees that when they staking the ground with parking signs, every morning I have to clean up some drug addicts hovel and put my self at risk sweeping up drug needles, vandalism ect</p> <p>On top of all of that, the city is dead and all the talent is leaving here do to the white elephant in the Real Estate room.</p>	

Mayor and Council Feedback Report

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

Date range: February 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	Vancouver Real Estate	<p>Hello there,</p> <p>The city knows its obligations and what is and isn't within its power, some blame is due for sure, this is not meant to cast blame but merely a quick message to tell a story.</p> <p>I graduated in '99 in Prince Rupert, went to UBC and graduated with a computer science degree. I've been in Vancouver for most of the time since and founded a small tech company here. The business is now well over 10 years and is doing ok, but not great. With the high cost of rent and the inability to purchase property to live or work has made Vancouver an inhospitable place for my tech start-up. Rather than investing in the business I've been forced to simply pay rent, as such the business suffers. It's a kind of paradox because to have access to talent, funding, you need to be in the city, but being in the city means you and all those you employ simply spend most income on rent or live in substandard housing. Of course if a business is successful, viable, it should be able to pay the rent, and I believe that, get in or get out. However, as in all things there is a journey and a balance, the balance has been upset, and the journey cannot be completed.</p> <p>So now, triggered by the impending sale of the apartment I'm renting (for living and office, separate office space was given up some years ago) for a price I can't hope to pay in foreseeable future, I've decided to move out of Vancouver. In moving out of the city, I'll be joining the majority of people I knew from school or met over the years. In fact it's gotten repetitive having to constantly meet new people as old people are constantly moving out.</p> <p>Too bad free market speculation was allowed to make the only city in BC, that is conducive to building a tech business (and many other activities) inhospitable to be in. Perhaps it's unavoidable, but perhaps some things should take precedence over what essentially is a dumb way to make money, real estate. Or perhaps the real estate speculators can play their game on some areas of the city while other areas are insulated from this and people not wanting to play that game can live their lives and bring value to the city in other ways. It's all about creating a continuity, just a thought, likely hard to do. I suppose the only way things will ever change is if things get as bad as they are in San Francisco where thousands are being displaced, we're some time away but well on the way towards that. If Vancouver does indeed have progressive values it should do better.</p> <p>Though moving out of the city is not what I want, nor something I thought about up until a few months ago, and it does put the future of my business in question, I leave with a strange sense of relief, and of course a bad taste in my mouth from what I see around me.</p>	Directed to other city dept as per 311.
Mayor & Council	complaint	s.22(1)		s.22(1)	Yes	Vancouver Real Estate	<p>I hope you are all well aware of the Sat Globe and Mail article about Vancouver real estate practices and will do something or influence people who can do something about this abominable practice.</p> <p>http://www.theglobeandmail.com/news/investigations/the-real-estate-technique-fuelling-vancouvers-housing-market/article28634868/</p> <p>The city of Vancouver is going to the dump! Thank you</p>	Directed to other city dept as per 311.

Mayor & Council	complaint			s.22(1)	Yes	Vancouver Real Estate	"Hello yet again-Are you paying attention? Ms. Tomlinson and the G+M has done your homework for you. Start earning your salaries and work for the citizens and tax payers of this city and region. This is a sickening and destructive situation. http://www.theglobeandmail.com/news/investigations/the-real-estate-technique-fuelling-vancouvers-housing-market/article28634868/ "	Directed to other city dept as per 311.
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	Vancouver Real Estate	<p>Hi Mayor Robertson</p> <p>I am writing to you as I really think there needs to be some legislation to protect home buyers in Vancouver. I have recently been looking at townhouse property along the South False Creek wall, and whilst looking at a property I found out that the lease from the city for these properties expires in 2036, when I asked my realtor would I be responsible for paying for this new lease renewal and what this meant, the question was dodged and explained to me that it would just be a nominal small fee.</p> <p>I had my suspicions about this answer and it just so happened I got talking to a local resident that gave me the true answer, that residents and the city have been in dispute about the lease renewal for years with no resolution and that the property value every year that passes reduces, until the point where the property value will be zero at the point of the lease expiration. I know this to be true from my property experience in the UK. It was also explained to me that properties in this area had recently been sold without this information disclosed. This sounds evil to me that Realtors can get away with this.</p> <p>Please can you lobby in government on my behalf, that legislation be brought into effect to protect home buyers in these circumstances? This could have left me, and I'm sure has left many potential hard working Vancouver residents having to pay a mortgage for a property they no longer own. How is this allowed to happen?!</p>	Directed to other city dept as per 311.
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vancouver Real Estate	<p>The Premier of B.C.. Christy Clark Victoria, B.C.</p> <p>Dear Madam,</p> <p>With the recent hikes in real estate prices and very disturbing trends in real estate market (greed and other reasons) which is preventing our children and many other Canadians from ownership of affordable housing, I thought that I share with all of you brief information I received from a reliable source in Fiji about some of the Fijian Government's legislation dealing with foreign non-residents buying real estate in Fiji.</p> <p>I hope my contribution will help you to come up with a solution (soon) which will be fair to all Canadians and foreign investors.</p>	cc: Mayors of Bby, Delta, Richmond, Surrey, News Media, Opposition Leader

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	Vancouver Real Estate	<p>Hello Mayor and Council,</p> <p>Please read todays article from the Globe and Mail regarding unethical business practices (Ponzi Scheme?) within the real estate industry further inflating the price of homes in Vancouver.</p> <p>It is absolutely unacceptable and shameful that no political action is being taken to curb speculation and foreign money from ruining our City and community. This has been going on for years, while developers and real estate marketers have made a fortune.</p> <p>http://www.theglobeandmail.com/news/investigations/vancouver-area-home-flipping-leads-to-call-for-inquiry/article28641828/</p>	Directed to other city dept as per 311.
Mayor & Council	opinion	s.22(1)		s.22(1)	Yes	Vancouver Real Estate	<p>Dear MLA, Mayors & Councils of Burnaby and Vancouver:</p> <p>Please see the following long, but very interesting article about what else is driving up prices of homes in the Lower Mainland besides foreign investment. Local greed amongst real estate agents and brokers (and probably developers too) is high on the list.</p> <p>http://www.theglobeandmail.com/news/investigations/the-real-estate-technique-fuelling-vancouvers-housing-market/article28634868/</p> <p>I think tightening or closing some loopholes, or at very least, finding some way to inform the public about the process of assigning property is in order so that sellers can beware of the scams that skate awfully close to pyramid or ponzi type schemes.</p> <p>Not a day goes by that I don't receive multiple real estate flyers in the mail or have someone knock on my door about buying my house. (Today, one says "We have qualified prospective buyers who would like to buy a property in your area during Chinese spring festival", and another says "Wanted: Houses to sell to qualified buyers, investors, new immigrants and developers".) This is my HOME, not just a commodity for sale! I want to LIVE here, not be driven out by ever-increasing demand, some of it artificially created, which leads to higher assessments which will lead to increasingly unaffordable taxes. Our home assessment (South Burnaby) went up over 29% from 2015 to 2016!</p> <p>I agree with the woman from North Burnaby who organized the protest at the BC Assessment office a week or so ago, at which Burnaby councillor Paul McDonnell was interviewed. This housing insanity needs to be reined in! Please do something.</p>	Directed to other city dept as per 311.
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	Vancouver Real Estate	<p>Dear Mr. Eby, MLA</p> <p>After reading your article on MSN today and the evening television news today, I thought I share my email below with you. I hope you will be able to look into this and ensure that an independent enquiry board is set up to look at the current housing sales practice in this province.</p> <p>FYI, The Fijian government stepped in as soon as they realized that non-resident investors were of concern. Any loop holes in the tax and real estate laws were immediately acted upon and legislated.</p> <p>Countries such as New Zealand and Australia has brought in appropriate legislation to address the non-affordable housing crises in those countries as well. I personally think the government and the appropriate real estate board retroactively go back and investigate the ethical behaviour/conduct of real estate agents, real estate brokers, lawyers, developers and notary public as well.</p> <p>I hope my attachment is helpful and please feel free to contact me if you need more information.</p> <p>Thanks and best wishes</p>	Directed to other city dept as per 311.
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	Home Demolitions	<p>Subject: VANCOUVER RALLY AGAINST RAMPANT HOUSE DEMOLITIONS: Sunday, February 7th, 2016</p> <p>For Those Concerned With The Demise Of Home Affordability in Vancouver A Message from the Kerrisdale Granville Homeowners Association:</p> <p>THE RAZING OF 6088 ADERA STREET: RALLY AGAINST RAMPANT HOUSE DEMOLITIONS</p> <p>Where: 6088 Adera Street</p> <p>When: Sunday, February 7th, 2016 Time: 2:00pm</p> <p>'Bulldozer bait': \$6-million mansion just another Vancouver tear down</p> <p>http://www.vancouversun.com/business/bulldozer+bait+million+mansion+just+another+vancouver+tear+down/11686111/story.html#ixzz3zQrVFYC</p> <p>City For Sale: Vancouver, Foreign Money, And The Demise Of Home Affordability</p> <p>"?Globalism is a mighty force, made all the mightier by the fact that to oppose these forces will inevitably bring about accusations of bigotry, racism, and xenophobia..."</p> <p>?</p> <p>?</p> <p>http://canadafreepress.com/article/74590</p> <p>[Inline image 1] www.capforcanada.com<http://www.capforcanada.com></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)	No	Vancouver Real Estate	Hello Mayor and Council Please read today's investigative article in the globe and mail. http://www.theglobeandmail.com/news/investigations/the-real-estate-technique-fuelling-vancouvers-housing-market/article28634868/	
Mayor & Council	opinion	s.22(1)		s.22(1)	Yes	Vancouver Real Estate	Kathy, (Globe & Mail Reporter) Pleased to see your article on Feb 6 My daughter s.22(1) was in touch with you regarding some of the issues. She and her family are currently living in our house at s.22(1) which I purchased in 2000 when I moved to Vancouver for 5 years and which I still own. I have tried to get the city of Vancouver and BC government interested in this . The house next to ours s.22(1) was recently sold and demolished and a new one is slowly going up. Prices are outrageous now. No one can move into the area now. The houses (lots) are just being used as commodities for investment only. The people making all the money will likely never actually live in the community. Land transfer taxes and capital gains taxes are being avoided. Attached are letters sent to the city. There has basically been no reply to my questions. Allowing real estate agents to "own" these pieces of land is a recipe for trouble. I think that is what is going next door to us but it is hard to know as there are no answers from the city. It seems that anyone can own property in Vancouver and they can do whatever they wish with that property with no regard for the community. Please let me know if I can assist you in any way. Yours sincerely, Dr. Jim Cullen	

Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vancouver Real Estate	Vancouver real estate allegations spark call for truly independent investigation http://www.cbc.ca/news/canada/british-columbia/vancouver-real-estate-shadow-flipping-1.3439705 Globe & Mail: Fraud, Corruption, Foreign Investment and the Vancouver Real Estate Market http://www.theglobeandmail.com/news/investigations/the-real-estate-technique-fuelling-vancouver-housing-market/article28634868/ 'Bulldozer bait': \$6-million mansion just another Vancouver tear down http://www.vancouver.sun.com/business/bulldozer+bait+million+mansion+just+another+vancouver+tear+down/11686111/story.html#ixzz3zQQrVFYC City For Sale: Vancouver, Foreign Money, And The Demise Of Home Affordability http://canadafreepress.com/article/74590	
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	Probe into Real Estate Agent Allegations	NDP housing critic David Eby demands arm's-length probe into allegations involving real-estate agents http://www.straight.com/news/633536/ndp-housing-critic-david-eby-demands-arms-length-probe-allegations-involving-real-estate "Today at a news conference, NDP housing critic David Eby called for an arm's-length government investigation into what he characterized as "fraudulent and insider-trading practices".	
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	Real Estate	Leighton Williams , There have been no answers coming to any of the questions which were sent to you in December 2015. Will there be some answers? If there are no answers from any level of government then it is time to forward my questions to the media. They may not be able to solve the issues but they are at least interested in the problems involved.	cc: David Eby, MLA, Cllr Reimer

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: February 10, 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	Affordable Rental Housing	I sent a message to our own Honourable Prime Minister Justin Trudeau - anyways, we shall see if I get a response. "Dear Honourable Prime Minister Justin Trudeau, I am writing to you due to serious concerns about the lack of affordable rental housing issues we are experiencing in Vancouver, BC. As part of your campaign promise, you made mention that you would look into the Foreign Investment problems including money laundering, especially from Wall Financial to another Shanghai Developers. The situation is out of control. The municipal and provincial governments do not care, nor have they acted in this regard to at least slow down the pace since the entire group of elected officials are personally profiting from real estate, they are the lucky few. Please read this attached article and the related comments. What it fails to mention is that there are 187 suites, many of us expect to be renovicted if the rezoning ends up being approved - families, singles, students, seniors, long term renters. The rental market is -1% with sky rocket rental rates by the same foreign owners, many who do not even live in Canada. We are the working class, paid our taxes, voted, and are all homegrown Canadians only to be left to fend for ourselves which is very wrong. I am asking that you please put a stop to this absurdity namely in BC. The City is approving developers to demolish 'entire streets', many buildings not just this block, but yet no affordable housing is planned anywhere so where are we to go - become a refugee in our own country? Yours respectfully, http://www.vancouversun.com/business/west+block+sells+twice+what+years/11683652/story.html?__lsa=9ab1-1d98 " Maxine, you are much better with your wording than I am. Anyways if your computer is up and running it is just a form that you fill in and click to send. There are also many comments under the same article, many people disgusted with the money laundering since the developers are young boys basically with Hong Kong family money.	
Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	Vancouver Real Estate	Subject: another article on the whole real estate dealings Maxine Was surfing and found this article, interesting : B.C. officials concerned home buyers unaware of real estate risks http://www.theglobeandmail.com/news/british-columbia/officials-concerned-homebuyers-unaware-of-real-estate-risks/article28471686/	

Mayor and Council Feedback Report

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

Date range: February 13 - 14, 2016

Action or Review Required from MAYOR/COUNCILLORS							Case Details	Additional Case Details/ Event Notes
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic		
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Foreign Investment	Why isn't there a cap on foreign investment in our city? Comment: http://www.theglobeandmail.com/opinion/a-crisis-in-vancouver-the-lifeblood-of-the-city-is-leaving/article28730533/?click=sf_globeffb	
Mayor & Council	opinion	s.22(1)		s.22(1)	Yes	Foreign Investment	Hello Mayor and Council, Why is no political action being taken to stop foreign capital from ruining our City? Our Mayor should post today's article from the Globe and Mail on his social media pages. http://www.theglobeandmail.com/opinion/a-crisis-in-vancouver-the-lifeblood-of-the-city-is-leaving/article28730533/?service=mobile	
Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	Vancouver Real Estate	Please pass this email to the Mayor. Just a fast note as I deal with this issue daily with my clients. Off-shore buyers' are basically out-competing the Vancouverites who want to remain in Vancouver at every price-point. Many local buyers have given up. Houses/condos are vacant in vast numbers. Our housing, with a few of the older craftsman beauties still barely standing has become the best way to make a deposit at the Bank of China. My property tax just jumped again and now represents half of my gross income. I am being forced out as well. My house is paid but the property tax has become an exponential impossible upwards curve with no relationship to inflation rates or value of any kind. My neighbour from overseas who bought the property next door just tossed out \$10,000 of almost new appliances in a massive trash bin. She plans to flip the property for some serious profit this year and plans to market it in China exclusively. The same property was extensively "improved" without a City of Vancouver building permit. What's wrong with this City? It was great when I moved here in 1980. Lot's of nice people of all ages but is now teaming with off-shore investors driving around in their Range Rovers checking on their vacant Vancouver property investments before flying back home.	

Mayor and Council Feedback Report

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

Date range: February 19, 2016

Action or Review Required from MAYOR/COUNCILLORS							Case Details	Additional Case Details/ Event Notes
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic		
Mayor & Council	complaint	s.22(1)		s.22(1)	No	Foreign Investment	<p>Hello Mayor and Council,</p> <p>Here is an article in the New Yorker magazine discussing foreign investment in Vancouver real estate. Why is no action being taken to address this issue?</p> <p>http://www.newyorker.com/magazine/2016/02/22/chinas-rich-kids-head-west</p> <p>Yale town resident</p>	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Foreign Investment	<p>Hello Mayor and Council,</p> <p>It appears that the Provincial and Municipal governments are trying to give the "illusion" of taking action on Vancouver housing affordability, when in reality nothing is being done to stop foreign capitals impact on our community.</p> <p>Why are politicians unwilling to collect "proper" data on foreign investment?</p> <p>http://www.vancouversun.com/business/push+collect+foreign+buyer+data+pitfalls+experts/11726374/story.html?_lsa=94dd-27da</p> <p>http://www.vancouversun.com/business/commercial-real-estate/chinese+investors+snag+vancouver+biggest/11726003/story.html</p>	
Mayor & Council	complaint	s.22(1)	s.22(1)	s.22(1)	No	Housing in COV	<p>Please explain how A house listed for 2 million plus gets demolished and lo and behold the new is listed for over 4 million. Example number 2 : another house probably assessed at 4 million plus only has young people coming and going with suitcases. How do they afford a residence or are they renting illegally.</p> <p>All I can say is housing is out of control in Vancouver and the Lower Mainland. No one is willing to say let us stop this and what solutions will work for everyone.</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	complaint	s.22(1)		s.22(1)	No	Housing Ownership in COV	<p>As a second generation born and raised Vancouverite (My Mother born there in 1915) I am disgusted with what Vancouver has become.</p> <p>The city looks now like it is a large city in the Orient. Properties are being sold right and left to Asian buyers and have been for some time. The Endowment lands are a disgrace with so many abandoned and boarded up houses. So many properties are owned by non-resident Asians who have no intentions of ever living in the city, don't care one bit about the appearances of the houses, etc. The Kerrisdale/Dunbar/Point Grey area of Vancouver was a wonderful place to live and grow up in but not now.</p> <p>Due to the purchases from foreigners people who have lived in Vancouver for several generations can no longer afford to live, or buy, there.</p> <p>Perfectly nice houses are being demolished and huge monstrosities built for large Asian families. Something has to be done about this to prevent this from happening any further. Much of the downtown core is owned by Asians.</p> <p>Every time I go into Vancouver it saddens me more and more to see what this once lovely city has become with all these Asians. It is also not the clean city it used to be.</p> <p>The city council has to do something about this before it gets any worse.</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)	No	Vancouver Real Estate	<p>Vancouver real estate: is it supply and demand, or foreign capital? https://www.biv.com/article/2016/2/vancouver-real-estate-it-supply-and-demand-or-fore/</p> <p>Culture Action Party Present: Shock Of The Century, Parts 1 & 2</p> <p>"The B.C. government appears to continue to accept the real estate industry's argument that rapid home price increases in Vancouver are a supply and demand problem, not the result of wealthy people from China seeking a safe haven for their money."</p> <p>Brad: An absolute shock...Christy Clark, Rich Coleman, Teresa Wat, Mike Deyong...apologists extraordinaire regarding China's real estate hooks into our fair city.</p> <p>Tom Davidoff, a professor of economics at University of British Columbia's Sauder School of Business says... "These housing prices do not make sense as a live and work proposition. They make sense as bags of cash hiding out in real estate looking for a safe return."</p> <p>Brad: Fortunately for those who now see beyond B.C. government rhetoric on the subject-- namely, a rapidly growing community of common sense Canadians several key figures are emerging in support of lower and middle-income BC residents:</p> <ul style="list-style-type: none"> - David Eby, MLA Vancouver Westside - Thomas Davidoff, UBC Professor of Economics. <p>Thank you to these bold individuals. After all, someone has to look after the interests of those who voted the Liberal government into office.</p>	

Mayor and Council Feedback Report

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

Date range: March 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, Asst Dir. of Dev Review Branch	complaint	s.22(1)	s.22(1)	s.22(1)	Yes	Housing Crisis	<p>I am writing to express my dismay on seeing the Vancouver Sun article today: 'Dream Home Meets Wrecker's Ball'. The lovely, restored, heritage home on W 31st Ave was demolished to make way for a new house. This is happening all over the city, and it's a crisis that needs to be addressed urgently.</p> <p>I have lived in my Craftsman home on West 14th since 1982. For 30 years the neighbourhood was one of mixed ownership - many young families in their first homes, older couples who had lived there for years or downsized, rental suites with students, single parents, nannies and grannies. The ethnic mix was typical of Vancouver - names like McCloskey, Arnason, Chung, Sukimoto. Families could afford to buy here, fix up an older house, raise children.</p> <p>Today there are 3 houses on my block, and 3 on the next block, that are new, empty, and valued at over \$3.5 million. If they were built with basement suites, they remain empty as well. There are no new laneway houses. There are 2 nice old heritage houses also empty and awaiting demolition. There are no young families moving in. A house that once might have sold to them as a fixer-upper now is sold to an overseas buyer and demolished instead. Older people like me are looking to leave because the neighbourhood is gone. The six houses that have sold on my street in the past year are owned by new people who I have never met and have seldom even seen.</p> <p>This is not how a lovely neighbourhood ought to go. No one but foreign buyers can afford to own here, and our own children can never expect to live in this neighbourhood. I don't want a house valued at \$2.4 million. I'd rather have a modest value, and good neighbours. I'd rather see these houses renovated and lived in - by families and students and people who live and work in the neighbourhood. I'd like to see density in the form of laneway homes and basement suites and row housing, instead of 6 bedroom, 7 bathroom extravaganzas on 33 foot lots that remain unoccupied for all or most of the year.</p> <p>There is nothing green or sustainable about tearing down the viable housing stock in Vancouver and replacing it with poorly built big glitzy new houses. Older houses can be sustainably renovated, rather than reduced to rubbish. There is a massive environmental cost to throwing away houses. Every new roof, new granite countertop, new toilet adds to our footprint on the planet.</p> <p>It is time we stopped the wholesale rape and pillage of our housing. I am urging you, the city council and mayor, to take the first step. We must protect older homes, neighbourhoods, and our own citizens by preventing more of the same. Yes, I agree we need help from the province and the federal government, but without urgent and tangible intervention at the local level the destruction will continue. Please, take action to prevent further erosion of housing stock.</p> <p>s.22(1)</p>	
Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	Affordable Housing	<p>I truly Hope the council is serious about affordable housing. The new city manager even says he finds it difficult to buy a house in Vancouver.</p> <p>I hope that you have closely examined the recent decisions on development..What has occurred on Oak, Granville and Cambie has in part accelerated the problem. I know there are vacant homes and even absentee landlords. It does not seem right that condos etc. are allowed to be sold before they are built; this practice helps flipping.</p> <p>Why should realtors pressure people to sell with the idea of a good profit and why should they have to move out of the city in all liked. Why should people have to commute.....There are many question that need serious attention.</p>	

Mayor & Council	opinion	s.22(1)		s.22(1)	No	COV Affordability	<p>ATTN: Gregor Robertson and City of Vancouver: if YOU don't do something about this, YOU are responsible for the inevitable outcome of an empty city.</p> <p>RE: http://globalnews.ca/news/2557589/vancouver-home-sells-for-more-than-a-million-dollars-over-asking-price/</p> <p>The Vancouver School Board is preparing to shut down nineteen elementary and secondary schools, and can't you see why? Real estate prices like the ones in this article are driving families out, to make way for foreign investment. This city already has pockets of homes that sit empty for most of the year, while people who legitimately want to live here, and a part of the community are forced to move somewhere more reasonably priced. There will come a day, if something isn't done, when Vancouver is a collection of empty homes, with no families, no community, no life, just a mausoleum for investments. And all for money? This is not benefiting our neighbourhoods at all. Leaving homes empty means nearby shops and cafes cannot thrive, parks and community centres will also sit empty, and there will eventually be no one here to work so all businesses will fail. Not to mention, those houses are filled with people who are evading our tax system (other than city property taxes).</p> <p>Some people might jump to the conclusion that I'm entitled. NO I'm not entitled. I've lived in five different cities over my life... I am used to packing up and leaving and I wouldn't hesitate to do it again.</p> <p>But I know people who were born and raised here who would LOVE to stay in the city they grew up in, but they can't. Is that so entitled? What's next: you're entitled because you want clean water to drink, you're entitled because you want affordable food, you're entitled because you want to breathe clean air?</p> <p>This is getting completely ridiculous and out of hand. So PLEASE, while I think bike lanes are important issue, I think keeping contributing members of society IN your community is a much greater issue.</p>	
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Mayor and Council Feedback Report

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

Date Range: June 07, 2016

Action or Review Required from MAYOR/COUNCILLORS								Case Details	Additional Case Details/ Event Notes
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic			
Mayor & Council	complaint			s.22(1)	Yes	City Permits	Instead of blaming all the rising house prices on foreign money why doesn't the city look at things that they can control? e.g. The ridiculous length of time it takes to get a building permit. The average length currently is approximately 12-18 months. No wondering builders can charge what they want cause there are so many people that can't afford to wait that long for just the permit alone. Factor in other time involved like selling your own place, rental cost while waiting for the permit, then building your home etc.... And it turns out to be 2 years minimum for a new build. Who has the time to wait and the entire building industry knows that as well. Supply and demand-basic economics.		
Mayor & Council	complaint	s.22(1)		s.22(1)	Yes	Housing Market in COV	<p>Crazy Housing Market only for the Asians in Vancouver</p> <p>Our Mayor is not able to stop money laundering and neither is the Premier Christy Clark, nor did the past PM Harper ...all 3 had the knowledge and yet had this criminal activity going on in Vancouver for almost a decade...Liberal PM Trudeau is going to take care of this like Liberal PM Chretien did it in 1995 to stop the Hong Kong immigrant influx.....</p> <p>Also The Immigration department had been issuing the Visas to the Chinese Immigrant without screening for any disease or age or language...We are stuck here with picking up the tab on medical fo all the elderlies and pick up the tab for interpreters and soon for the pension. Old Age paid without the elderly paying into the system. What did they create...A havoc to our economy. Only GST and PST from the house sales and Property tax added to Mayor and Premier Clarks coffers. What about the Canadians that are here for ages ? Will they be able to get into any houses?...Next Election for you guys would be interesting but than you have this immigrants to back you guys up who are doing business in China and own houses here and not paying any income taxes...</p> <p>Vancouver mayor says it's time to act to 'rein in excesses of housing market'</p> <p>Gregor Robertson says recent reports and recommendations from banks, real estate boards and economists has made it clear to him that it's time to deal with...</p> <p>CBC.CA</p>		

Mayor & Council	complaint	s.22(1)		s.22(1)	Yes	Vancouver Housing Prices	<p>Vancouver House Prices Need to be Lowered</p> <p>I have a son and a daughter law that live in Vancouver and they both have Master Degree's and good jobs and can't afford to buy a house.</p> <p>The government needs to start looking out for the well being of Canadians, and stop allowing people from foreign countries to purchase houses and inflate the entire housing market so that Canadians can not afford to live in their own country.</p> <p>The people in this cities that are working there, supporting local business and paying provincial taxes can not afford to buy real-estate.</p> <p>The government created this problem, and these prices need to come down. Affordability needs to be restored, or the economy will die. Or is the government saying they rebuild Canada with foreign nationals and forget about their own people. We need to force the sale of these properties held by foreign nationals, and the housing inflation stress that Vancouver/Toronto residents are being put under. This will have an impact on housing prices as it should, these situation is critical and needs swift action.</p> <p>Canada has a wide open policy for foreigners, however they have for gotten to take care of the own people first. We are selling out Canada under the feet of it own people at a time of even lower interest rates around the world. Make these foreign people pay, force the sale of those property and reduce the house prices by 50% to a normal level.</p> <p>No wonder Canadians are carrying so much debt; the government has allowed foreign national to put home ownership out of the reach of young Canadians.</p>	
Mayor & Council	complaint	s.22(1)		s.22(1)	Yes	Vancouver Housing Prices	<p>Vancouver House Cost Issue</p> <p>Hello Mayor,</p> <p>I noticed that like in all cities there are flaws, and in Vancouver I've noticed that the house prices are very expensive.</p> <p>What are you thoughts on this matter?</p> <p>What do you plan on doing to fix this problem?</p>	

Mayor & Council	complaint	s.22(1)	s.22(1)	s.22(1)	No	Home Owner Grants	<p>Hi there,</p> <p>In light of the over-inflated housing prices caused directly because of the foreign owners, I find it incredibly unfair to residents that the Home Owner Grant is so low.</p> <p>The inflated prices is not REAL prices as 80% of the sales have been foreign investor. I don't have to tell you AGAIN, it is the foreign investors that are driving the prices up.</p> <p>If you Actually care about the residents of Vancouver as you say you do, there needs to be an increase in the Home Owner Grant Threshold for actual residents of Vancouver.</p> <p>For example, my property alone increased by a whopping 30% from last year (as did a lot of people) BUT the Home Owner Grant Threshold was only increased from 1.1M to 1.2M this year which is a measly 9%.</p> <p>How in the world is that fair?! It is pricing our even the people lucky enough to own land in Vancouver and driving us out.</p> <p>I know this may not be your jurisdiction, however you must ADVOCATE for us. PLEASE! We can no longer afford to own in Vancouver, this is getting ridiculous!</p>
Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	Housing Market in COV	<p>It would be greatly appreciated if the mayor would spend his time (which we pay for) dealing with high real estate prices and limited rentals rather than pipelines which he knows nothing about and which are a federal government issue.</p>
Mayor & Council	complaint	s.22(1)		s.22(1)	No	Lack of Affordability in COV	<p>My city taxes have now surpassed the \$10,000 mark. It is high time that you spendthrifts thought of ways to save money and lower taxes. It is no wonder I cannot retire at this rate! YOU are most definitely contributing to the lack of affordability of this city.</p> <p>gren coombe, hopeful to remain a resident of Vancouver</p>
Mayor & Council, Media Global TV	opinion	s.22(1)	s.22(1)	s.22(1)	No	Property Tax in Vancouver	<p>TO the Mayor and Council of Vancouver City and Global News,</p> <p>I would like to bring to your attention and hope to publicize about the issue of Property Tax in Vancouver 2016.</p>

			s.22(1)			<p>I just received a tax notice from Vancouver City Hall last night, and as much as I have prepared the extra cash needed to pay for my upcoming tax, I was shocked to see how much more of my net income will go to the City account.</p> <p>As an Instructor at the University of BC (i.e.. Government employee), myself and all UBC employees, we are practically on a fixed income basis with practically very little raised in income the past many years. As a worker in this Canadian society, I pay tax to contribute and support our education and healthcare system and many other systems. We chose to live in Vancouver, and due to the recent changes in the real estate market, our home property increases in value at an astronomical rate. As the result of this, the provincial government increases our assessed values which lead to the increase in property tax. A simple issue for both the Provincial and Municipal Government = Easy extra cash for the government account = Huge financial burden for fixed/little/no income members of Vancouver community.</p> <p>However, the calculation of these taxes do not take into account the people like myself, the retirees or the elderly who have live in Vancouver for many years with fixed/little or no income. With the new property taxes (based on the new assessed values), they create a huge financial burden to the family budget. This means that for this new property tax payment, my 2 kids will have to do with a lot less in our daily lives than previous years.</p> <p>The implied message with these new property taxes is: You must have money in order to live in Vancouver; otherwise, you have to sell your place and move somewhere else; and for this, I consider it is a violation of my human right, the right of a person to live wherever they like as a Canadian, the right to live near where we work and contribute to the system.</p> <p>The City Tax Department needs to take the members of the community that I mentioned above in my email into consideration when assessing their property tax.</p> <p>Sincerely yours, s.22(1)</p> <p>PS: Kerry Jang, I hope you do get to read this email too. I have not seen or heard from you since I last voted for you.</p>
Mayor & Council	opinion	s.22(1)	s.22(1)	No	Seeking Housing Assistance	<p>If ALL These stores are not closed something extreme is going to happen.</p> <p>Not by me and this is no threat , however a group of anonymous individuals are quite pissed how the sick are left aside by our Local VPD.</p> <p>I called Police to a pot shop who just stole my license and had a young kid point a firearm at me.</p> <p>The VPD Did not even ask anything just told me not to go there. If i spit i get charged , but 178 drug dealers tied to organized crime are allowed to have stores like a 7/11 does to sell DRUGS out of with an open door policy and open close signs ect...</p> <p>Dana Larsen is also the crookiest politician I've met. The biggest FRAUD ever. I personally have pictures of him and Marc Emery at a party with 15-16 year old drunk GIRLS not woman feeding them MDMA. There are over 100 woman who came to this city as young girls who have been taken advantage of by these sick screws.</p> <p>In short Sir. You promised homes and gave none , i voted for you myself and now i wont ever vote again. I am no junkie or some wash up that wants a handout. I am legit Disabled from an accident and seek help frequently and get none. Because I'm not a junkie I'm at the back of the BC Housing list and with no subsidy WHICH i am eligible for.</p> <p>No help from THE MPA Society No help From David Bernier @ Forensic services... Over personal issues they refuse to help me and have for years now.</p> <p>I need help with a home so badly it makes me ill , now i have to go without my proper meds over it. I have brain damage and severe anxiety depression sleep disorder and once became suicidal because a DR at St Paul's Hospital told me to just go kill myself if i think it would be better.</p> <p>Please respond. Its to the point i have been backed into a corner with nowhere to go.</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
Not Responsive to Request								
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vancouver Real Estate Market	subject: Conspicuously quiet Truly amazing how quiet the mayor and the rest of City Council has been with respect to the real estate market. Government interference in an open market is usually not a good thing but the exception can be made with respect to the real estate market which forms the backbone of our City. Of course, if Mr. Robertson is ok with this City becoming a retirement community/vacation destination for wealthy foreigners than he should at least come out and say so. His choice to remain relatively quiet on the matter is disheartening to say the least.	
Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	Vancouver Real Estate Market	Hi Mayor, Council, & Province, I had a couple idea's to stop the massive price increases in the Vancouver real estate market. 1. Change BC Corporation rules that allow 100% foreign directors and create a site like Corporations Canada that publicly lists all board members. BC corporations are allowed to have 100% foreign board members, and directors, also you will need to travel to Victoria and pay money to find out who runs them. There is no way to do this over the internet. This is different that a Federal Corporation where a percentage of the directors must be Canadian. Foreign Money gets put into BC corps, then the money is invested into the Vancouver (and in some cases other provinces) Real Estate Market. So basically foreigners are making large amounts of cash at the expense of real Vancouver (and other city) residents Why is this bad. Since no director is Canadian, it would be hard to hold them accountable to Canadian law. Since there is no easily available public record of Directors, their actions can be hidden from public. This is why we don't know much of the ownership information in BC. FYI These international investors can borrow from japan at 0.8% or the US at 1.5% then put the money into a BC Corp which then can get additional mortgages based on the capital contained in the BC corp bank account from a Canadian Bank. This allows investors to purchase many homes with low cost foreign capital and low cost Canadian mortgages. This is called a carry trade (borrow from low interests lender, buy high yield investment, pocket the difference). Think about that. borrow at 0.8% then earn 10 - 17% a year. 2. BC Corporations that own homes and apartments that are vacant in Canada should have a very large monthly fee while the property is empty. (for example \$1000 dollars a month, or a 0.5% fee yearly on the property value). This will do two things, First it will not target individuals and Canadians making money in real estate market, but only Corporations which is good for Canadians. Second, it will force the owners of vacant property to rent them out, or not to purchase property that cant be rented. The rental rates should drop back to an affordable amount because of the additional properties on the market. Which is good for Canadians. It will also detract international investors from using Canada's real estate markets as an easy money investment. The revenue generated by the monthly tax could be poured into affordable housing for the poor, or to reduce BC Corporate taxes, so that more companies move here. When the era of cheap money ends, the world economies will go back to normal (ECB has negative rates, Japan has 0% interest rates, USA has 1.5% interest rate). All of these investors will try and leave the Canadian real estate market, creating massive house price drops. Which will only hurt regular Canadians. My Opinion	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vancouver Real Estate Market	Subject: It takes 23 years to save for a down payment in Metro Vancouver: Report - The Province Hello Mayor and Council, Please read today's front cover story in The Province regarding a study conducted by "Generation Squeeze" about housing unaffordability in Vancouver for young people. The amount of financial damage being done to young people in our City by complicit political inaction in dealing with foreign investors pricing out Canadians will be your legacy. It's shameful. http://www.theprovince.com/touch/story.html?id=11940530	
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: June 08, 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)	Yes	Vancouver Housing	Dear Mayor Robertson, I applaud you asking for the provincial and federal governments to take action but a luxury tax is not the answer, that would negatively impact families like mine who want to buy. See the following email I sent to PM Trudeau... Why have you remained silent on the topic of rising housing prices in Vancouver? I believe you were once a resident of the city and you know what a beautiful and unique place it is. Our city is changing rapidly and not for the better. Housing prices have become so outrageous that only wealthy (mostly Chinese) buyers can participate. Sadly the consequences of this are far reaching. For example, we lived at Dunbar and 16th and within 2 blocks of us there were at least 8 empty homes. The enrolment at Queen Elizabeth elementary has declined causing the school to lose its Vice Principal (you need 400 students enrolled). QE enrolment has declined every year. The VP served as a Resource teacher and that role will not be replaced. The school is drowning with ELL students who need support in addition to other children to have individual education plans, like my son. We received no support at school and have decided to leave and go to, Fraser Academy. Meanwhile developers like Bob Rennie say densification is the key to solving the housing crisis. Yet hundreds of homes sit vacant, while their owners live elsewhere, pay taxes elsewhere and communities are becoming hollowed out. I fear that Vancouver has passed the point of no return and the damage is done, but shouldn't we try to save it? Why is nothing being done? There are solutions, have foreigners pay tax on their world wide income, enforce a penalty if a house sits vacant for over 6 months, allow foreign investors to only purchase new build homes. The house we live in now was renovated 8 years ago, the Chinese owner wants to knock it down, how wasteful! I wrote to you about this less than a year ago. At that time a tear down on the west side of Vancouver was 2 million, now it is 2.8 million. When will it stop and who will have the courage to step up and do something?	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Housing Prices	I think what should happen is you put a 500,000 dollar tax for out of the country people and students when they try to buy a house. The city will funnel this money into affordable housing projects. The house prices will come down as a result of this barrier to entry into the market place and it will prevent flipping.	

Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	Vancouver Home Owners	<p>It has come to my attention that a lot of condo's in the down town core are owned by foreign investors who are not occupying their units and are locked up with the toilets and water running 24/7/365. Its all your fault Mr. Mayor. The growth you are trying to do is unsustainable and will come back to haunt you and your corrupt officials.</p> <p>I think maybe its time CISIS and CRA started a financial investigation into all staff at government agencies in the province especially to see how many safety deposit boxes are filled with cash which come from bribes and all the white collar crime that is going on here which is out of control as we move towards a major financial crash which will change Vancouver Forever.</p> <p>You and your cronies in Victoria have created a nightmare with no good ideas forthcoming. It wont be long before the whole thing implodes you have created a bloody mess.</p>	
Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	Vancouver Housing Prices	<p>Vancouver housing pricing</p> <p>Hi, I just heard on the news this morning that the mayor is asking the federal government for help on the housing pricing issue. I moved away 20 years ago from Vancouver, because the pricing was just too high, now it's just ridiculous! If I win the \$1 million lottery, I still could not afford to live in Vancouver. Local people can't afford to purchase in Vancouver unless they purchased over 20 years ago. When all the current purchases pass away from old age their properties will be divided and their heirs, after splitting the proceeds, usually won't have a large enough down payment to purchase Vancouver homes. My suggestions are these:</p> <p>With the rental vacancy issue, place an extremely high property tax on houses that are owned by investors (usually out of country investors) if the property sits vacant for more specific period of time (say 3-6 months). The tax should be in the range of \$100,000-\$300,000 per year. (Yes, the commas is in the right place).</p> <p>With all new purchases the rules should be similar to that in Jasper. You should not be allowed to purchase unless you can prove that you have lived in the lower mainland for 2 or more years. This will remove the ability of foreign buyers to purchase. You should not be allowed to purchase more than one home in Vancouver.</p> <p>For shadow flipping, if you purchase a home and sell it before the end of the fiscal year, there should be another extremely high tax, say \$100,000-\$250,000. All foreign owners of property and even out of province owners should have a much higher yearly property tax, say \$50,000 - \$100,000 on top of the usual property taxes per year. This will take the incentive out of and away from them to use Vancouver properties as an investment property. If their profit if being absorbed by high taxes they, won't want to own property in Vancouver. This will cause them to sell and that will bring the prices back down.</p> <p>You should treat Vancouver as a Federal government treats the Jasper and Banff resort towns. The small towns were too popular and rich people were buying vacation homes and there were no places left for the locals to live. So they successfully instituted rules to stop this. Vancouver should have similar rules.</p> <p>Thanks s.22(1) a regrettably form Vancouver resident.</p>	

Mayor and Council Feedback Report

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

Date Range: June 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	opinion	s.22(1)		s.22(1)	No	Foreign Real Estate Owners	How the Danes deal with foreign real estate and buying to rent Please, please check out this article from Bloomberg entitled: "The Land Below Zero: Where Negative Interest Rates Are Normal". Not only is it interesting but it may offer Vancouver and Toronto real options at deescalating the prices of our now (unaffordable?) highly priced homes. It is a lengthy read, but near the end of the article lies some real possibilities. I urge you to read it.	

Mayor and Council Feedback Report

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

Date Range: June 10, 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)	Yes	Citizens of BC	<p>Turning Vancouver into Mainland China, and Hurt our Society and Young People</p> <p>I believe the government has turned their back on the citizens of the province of British Columbia. I am from Alberta and when I see the pay scales in British they are very low compared to anywhere else in this country. I have lost my job in the oil patch because of work shortage, and I was a vice president of a major oil services company. I was thinking of moving to BC but do not trust you government to put Canadians first, and are encouraging the foreign ownership of Canada.</p> <p>In Alberta it does not seem like our government has sold us out, and our future generation out, to the Chinese. Your government has failed its people, allowing for years the Chinese and Asians to purchase up the prime real-estate in the province and make it so that you can not hope to become a home owner if you live in Vancouver and earn a median wage. What is the government going to do to restore peoples hope to purchase a home? How can they prevent these foreigners from gobbling up the Vancouver Landscape and enslaving our future generation, forcing them to abandon their dream of home ownership? While Asians who are not employed or contributing to your economy are finding an offshore haven for their dollars.</p> <p>You have turned you back on the next generation, and how are you going to develop a vibrant and socially responsible society when you are not allowing housing to be affordable. These young people are having to compete with offshore money, and you are doing nothing to help them.</p> <p>The realtors are lying, because where are you getting all the millionaires purchasing all this property the realtors are crooks, and the government watching over Vancouver is STUPID?</p> <p>What you need to do it impose a back tax of half a million dollars on every Chinese person that bought a house in Vancouver, and going forward they need to pay a half a million dollar premium. That money will be funneled into affordable housing for future generations. Stop creating a new China in Vancouver, and limit the number of Asians in the province and no home ownership for Asians for 5 years after they arrive and have a good job.</p> <p>I would encourage young people to march on government because they have thrown them into the trench and have not make a provision so they can be home owners one day.</p>		

Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	BC Housing Affordability	<p>Hi David,</p> <p>I've CC'd my local MLA, MP and city council as I believe this is an issue that all 3 levels of government need to work together on, so if anyone else wants to respond that's great.</p> <p>I live in Vancouver and I'm very curious as to what the BC Liberals/NDP would propose come election time. As the NDP's housing critic, what exactly would the NDP do make homes more affordable? What powers does the provincial government have to reduce foreign investment somewhat? Would an NDP BC Government require more time to study the impact of foreign investment? How do you define "foreign investment"?</p> <p>Would an NDP government move to ban corporate/union donations and restrict individual contributions to provincial political parties (somewhat relevant as the housing industry contributes significantly to BC liberal coffers and gives the appearance of undue influence)?</p> <p>What powers does the federal government have besides tweaking with mortgage rules and perhaps giving FINTRAC/CRA more teeth to go after some of the money laundering that is likely happening on the high end of the market?</p> <p>I've read up on what governments around the world have done to temper the housing market, everything from anti-flipping tax, luxury tax, restriction on non-permanent resident/Canadian citizen purchases of homes, etc...and what Australia's done really caught my eye. I'm not sure what your thoughts would be on that.</p> <p>The other issue is the lack of supply of total homes (not just detached) on the Metro Vancouver market. From what I read, listings are down 35-40% over last year, but total sales/listings ratio is about 60% which is crazy. How would an NDP Government work with the city and federal government to come up with solutions together?</p>
Mayor & Council	opinion	s.22(1)		s.22(1)	No	COV Real Estate	<p>Subject: Smyth: Premier Clark fiddles while Metro Vancouver's real estate market burns Hello Mayor and Council, Please read the following article from the Province. http://www.theprovince.com/touch/story.html?id=11968775</p>
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Foreign Investment	<p>Hello Mayor and Council,</p> <p>Please read today's article from the Globe and Mail. It unbelievable that no meaningful action is being taken by politicians to curb foreign investors from ruining our City.</p> <p>From The Globe and Mail:</p> <p>Toronto, Vancouver home price gains unsustainable: Poloz</p>

Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	Housing Market	<p>Hi Again Mayor, Council, & Province, You are very welcome for the information I provided you in the last email. I wanted to respond to some of the information I have read in the media reports about the housing crisis here in BC.(Well Canada) 1. I read that the real estate board of BC is suggesting that high paying jobs are creating the housing prices to go up. This is absolutely wrong. A person earning 160,000 a year (in the top 5% of income earners in Canada) could not afford a Vancouver home without help. Please keep in mind that the real estate boards are actually complicit in this. Why would they ever try and stop their golden goose from laying eggs. 2. When banks suggest higher down payments as a way to cool the market, it means they want to protect them selves when the housing prices go down, and it also means they expect housing prices to go down. First this wont work in lowering housing prices since the foreign investors are actually already borrowing the down payments anyway from foreign banks. (the carry trade that I explained in the last mail) Second, this only helps the banks protect themselves from losses. Also the bankers know about the carry trade and that most of the foreign investment is borrowed money (Where do you think I learned all this). 3. Look at the US housing prices graph over the last 20 years (including the 2007 - 2009 crash). Notice how similar these graphs are. Then look at the graphs of the other overheated markets around the world. You will notice a pattern. This is proof that the housing price increases come from foreign investment and have nothing to do with local economies. 4. The same carry trade I explain in the last mail is happening in many real estate markets around the globe. Some economist call this exporting inflation. This could actually explain why with 0% interest rates that Japanese currency keep appreciating. The inflation is exported to other countries by means of their Real Estate markets. 5. Inflation. Here is the definition from http://www.dictionary.com/browse/inflation, "Economics. a persistent, substantial rise in the general level of prices related to an increase in the volume of money and resulting in the loss of value of currency (opposed to deflation)." So as the housing prices are going up so fast across the country is a sign of inflation. For some reason we don't include housing prices in our inflation calculations. But this suggests at some point our currency value is going to drop. 6. We are along for the ride. There is no way to stop the housing crash from happening now. Even by imposing some of the luxury tax or foreign investment taxes, or even changing the BC Corporate registry to match the Federal Canadian Corporate registry rules will only slow our market from going up in value. But the market has now grown too much to stop a crash. 7. Chasing Yield. If you were able to borrow 100 million dollars from a foreign bank at 0.8% , what assets would you invest in. Since Bonds are paying so little, and the markets are doing OK, the best place to invest your 100 million dollars is real estate. Now when you deposit your money into a Canadian corp, you are entitled to Canadian Bank Financing. This allows you to magnify your investment. So you can now buy 250 million dollars worth of Canadian Property, which is earning you 10% of more a year. Then to carry your investment, you just borrow again against the equity in your properties and pay the loans. All of this money is borrowed. But if you could do this why wouldn't you. There is no laws saying otherwise.</p>	
Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	Housing Prices in Vancouver & GVRD	<p>Dear Mr. Mayor and City Council; I see from the news that you people don't know why our home prizes keeps going up. You may not believe this, all started when the city of Vancouver (mayor and council) hand out development permits to every developer that wants to built condos and townhouses. Who do you think is buying all the houses at high prices? The individual home buyers can't buy enough houses to affect the prizes. Look around you, Blocks and blocks of house on every main street are brought by developers and they are paying big bucks for them. Who's buying all those townhouses and condos? our population has not grown that much. Most of these developers has a great technique of selling them. They are sold before they are built. Many are repeat buyers and foreign buyers too. Because they follow the developers and has made fortunes with them. it is so easy to bring the prize down, I think I should get pay for this solution that I am about to tell you, just need to make a bylaw that all real estate transactions can not be legal until the seller has the occupancy permit and the buyer has view the finished product and satisfy.</p>	

Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	Housing, Affordability & Density Issues	<p>Dear Mayor Robertson and Council,</p> <p>You have my complete support and encouragement to move toward implementing speculation and luxury sales taxes on housing to help address the entirely untenable issue of rising housing costs. I would also urge you to tackle the absentee landlord situation, and consider a levy or law to limit this practice.</p> <p>It's my understanding that in some countries, Denmark for example, it is illegal to have a suite standing empty. It must be lived in or rented. ("....it illegal to use dwellings for other purposes, to let dwellings remain empty for more than 6 weeks"...) The suggestion by some economists that you should address this issue by creating even more density, removing single family homes, may have some value, but should be considered on its own merit, not in place of taxes on inappropriate developments such as speculation, absentee ownership, and aggressive flipping of real-estate.</p> <p>Regarding densification: I do think that many of the single-family and duplex neighbourhoods in Vancouver have heritage and livability merit, and should not be destroyed. And here in the West End, the density is already almost overwhelming, putting great pressure on common resources, like recreational facilities and even the Sea Wall and Parks. I urge you to slow down or stop further densification in the downtown core.</p> <p>Please persist in your efforts to address these important issues: availability of reasonably priced housing, the usurious practices of some agents and owners, and appropriate levels of densification.</p> <p>Thank you for your efforts in making Vancouver an eminently livable city in so many ways. Let's return affordability to the list.</p>	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Property Losses & Waste	I hear about the continuing destruction of Vancouver's older houses - as well as newer ones such as the infamous and just-demolished 1996 Adera property with a heavy heart. Of course a city has to move with the times, but the	
Mayor & Council	opinion	s.22(1)	s.22(1)		No	Property Taxes and Livability in COV	Comments on city tax bill and future livability in COV.	See attachment: s.22(1) Let
Mayor & Council	opinion	s.22(1)	s.22(1)		No	Tanker Traffic & Real Estate	<p>Subject Re Gregor Robertson warns Vancouver's economy at risk due to housing prices Dear Mayor and Council,</p> <p>I will refrain from writing so often from this point, but Mayor Gregor Robertson's unsubstantiated statements keep getting under my skin. And I voted for him and Vision since its inception. He is going to the well too often on two highly emotional issues.</p> <p>The mayor sounds like a latter day Jeremiah, seemingly resorting to the politics of fear and even the politics of catastrophe regarding both increased oil tanker traffic and real estate.</p> <p>I really can't make out the mayor's considered position on either. Just alarmist rhetoric. He may be in way over his head. That's how it seems to me. What on earth will form an effectual factual basis for his arguments when he meets Jim Carr in Ottawa? I can't imagine.</p> <p>As for real estate, quoting a June 5 CBC news article</p> <p>"Robertson says he will "aggressively advocate" for a flipping and luxury tax to be used as a way to "help create a level playing field in the Vancouver housing market."</p> <p>That's all fine, but where are the facts...the strategy...how will new taxes on some real estate transactions "help create a level playing field in the Vancouver housing market"? Compare the mayor's comments to Bob Rennie's last week...supply is the issue, and even using money from the new real estate transaction taxes the mayor proposes, which quickly could become counter-productive, will not "help create a level playing field in the Vancouver housing market."</p> <p>That is nonsense...utter nonsense...a level playing field between persons with many, many millions of dollars to invest and a Vancouver resident with a \$20,000 down payment. Does the mayor intend to change the trajectory of the foreign investment benefitting Vancouver so immensely? Change the nature of neoliberal capitalism?</p> <p>At best the mayor's comments offer a small comfort to those who expect to live in Kerrisdale, but whose moms and dads can't afford to help them.</p> <p>And who shouldn't be helped anyway...like Rennie said, it is a matter of supply, and those looking to buy homes can look further out into the Fraser Valley.</p> <p>I suggest the mayor should stop his parochial politicking and work much more actively with national, provincial and regional governments to develop proper large scale public transit systems throughout the region, rather than the Mickey Mouse systems we have been building. Starting with the proposed Broadway line...</p> <p>Let's see the mayor do some hard politicking by ensuring that happens. Let him deal with his neighbours, with Vancouver's west side, rather than speaking for the "West Coast" in the face of global capital flows and the geopolitics of oil.</p> <p>Let's see the mayor do something positive to actually address the problems of which he seems acutely aware...by building a heavy mass transit subway from UBC to Burnaby for starters.</p> <p>That will reduce petroleum usage in the region, at least relatively, and do more for the supposed "crisis of affordability" in Vancouver than any real estate taxes or regulated prohibitions on increased oil tanker traffic.</p>	

Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	Vancouver Real Estate	<p>Re: Finance minister denies fiddling while Vancouver housing market burns, Peter O'Neil, June 3, 2016 http://vancouver.sun.com/business/real-estate/finance-minister-denies-fiddling-while-vancouver-housing-market-burns</p> <p>If all levels of government are unwilling to challenge market-based housing costs (that continually increase because of foreign and bank-loaned monies), then at least tax housing heavily so that general transportation, health and other living costs for all residents can be reduced.</p> <p>If the federal government does have the political will to directly counter rising housing prices then, like other countries, it must buy up a substantial portion of residential land that will forever be removed from sale at whatever charges the market will bear.</p> <p>Footnotes:</p> <p>1. China – Avoid the West's Debt Overhead: A Land Tax is needed to hold down Housing Prices http://michael-hudson.com/2013/07/china-avoid-the-wests-debt-overhead-a-land-tax-is-needed-to-hold-down-housing-prices/ Banks want to lend as much as they can, to absorb all the rental income if they can do so. So they naturally back "anti-government" tax ideology – and as a byproduct, oppose government spending and all other public services.... bankers seek to distract voters from realizing that if the government does not tax land rent and other unearned income, it must burden labor and capital – consumers and employers. In other words, voters themselves!</p> <p>2. Why you can't afford a home in the UK https://medium.com/@neweconomics/why-you-can-t-afford-a-home-in-the-uk-44347750646a#.b68qfr6lg</p> <p>There is a strong case for fundamental changes in the way land is taxed, controlled and used. The speculative profits arising from owning desirable land need to be either taxed or captured by local or national governments?—?or perhaps communities?—?by owning the land themselves.</p> <p>In many East Asian countries, such as South Korea, Hong Kong and Singapore, the majority of land is controlled by state corporations?—?public 'land banks'.</p>	
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Mayor and Council Feedback Report

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

Date Range: June 15, 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 Solutions	<p>Citizen emailed in:</p> <p>"I understand you are looking for a solution to the housing issue in Vancouver, maybe these articles could give you some ideas on how to fix it.</p> <p>http://business.financialpost.com/personal-finance/mortgages-real-estate/prince-edward-island-the-one-place-in-canada-where-foreign-property-buyers-must-check-in</p> <p>http://www.theguardian.pe.ca/News/Local/2013-02-05/article-3171305/PEI-considers-Mike-Duffy-nonresident/1"</p>	
Mayor & Council	opinion			s.22(1)	No	Vancouver Real Estate	<p>Subject: Chinese pour \$110bn into US real estate, says study Business The Guardian Foreign investment by the rich is a global problem...</p> <p>https://www.theguardian.com/business/2016/may/16/chinese-pour-110bn-into-us-real-estate-says-study?utm_source=esp&utm_medium=Email&utm_campaign=GU+Today+main+NEW+H+categories&utm_term=172338&subid=5956122&CMP=EMCNEWEML661912</p>	

Mayor and Council Feedback Report

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

Date Range: June 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	s.22(1)	s.22(1)		No	Foreign Home Ownership	Citizen wants his opinion heard by the Mayor. It's regarding foreign home owners in the city. He wants more control over this issue, and city should investigate the money laundering and where money is coming from. Put a stoppage to it.	
Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	Housing Market Solution Needed	<p>I love Vancouver. I love biking along the beautiful streets. I love Granville Island. I love beaches like Spanish Banks and Kits Beach. It's a vibrant city full of natural beauty.</p> <p>My husband and I are saving money for a down payment and with sky rocketing prices in the Lower Mainland and especially in Vancouver this is an impossible task. We are forced to move away from a city that we both love, because we want a better life for our future children.</p> <p>We both have professional jobs: I work for the government and my husband is an RN Nurse. We went to university, found careers and yet we cannot afford real estate in Vancouver.</p> <p>Please create a solution to the housing market, so I can continue to live in Vancouver and raise my children here in Vancouver.</p>	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vancouver Real Estate	<p>I am quite concerned about the lack of critical thinking that seems to have gone into this proposal. People investing in Vancouver real estate from out of the country are so far ahead of you it is embarrassing . Real Estate is put into the name of a family member who probably has no means of income, who is going to live in the multi-million dollar house and drive a \$100,000.00 car. According to your proposal, they are living here so therefore do not qualify to be taxed. When there is no concern about where the money came from or the contribution of this individual to our city, what is to be gained? In my twelve unit residence two units were purchased one for each of two sisters. Another waterfront condo was purchased for their mother. None of these people had an income and the two units in my building have been sold at a profit. Where did the money come from?</p>	

Mayor and Council Feedback Report

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

Date Range: June 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, cc: MDeJong, MLA; Original to Premier's Office, BCREA, Minister Rcoleman	opinion	s.22(1)		s.22(1)	No	Home Flipping	Subject: Vancouver west side house changes hands five times in two-plus years Vancouver Sun Still no consequences for NEW COAST or LAYLA YANG or anyone for that matter.....the wild west-where gangster fraud artist realtors have a free ride. Great plan!! http://vancouversun.com/business/real-estate/vancouver-west-side-house-changes-hands-five-times-in-two-plus-years	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Housing Crisis	Subject: Housing crash in Canada could cost mortgage lenders almost \$12 billion, Moody's warns - The Province Hello Mayor and Council, Please read today's article from the Province. It's unbelievable that no meaningful action has been taken by politicians on the municipal or provincial level to address this crisis. http://www.theprovince.com/touch/story.html?id=11998280	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Inside Condo Sales	Subject: Vancouver developers shutting out regular buyers with insider condo sales - The Globe and Mail Hello Mayor and Council, Please read the latest Globe and Mail expose on shady practices in the real estate industry in Vancouver. http://www.theglobeandmail.com/news/british-columbia/vancouver-developers-shutting-out-regular-buyers-with-insider-condo-sales/article30498453/	

<p>Mayor & Council, cc: Premier's Office, Pfassbender, MLA</p>	<p>opinion</p>	<p>s.22(1)</p>	<p>s.22(1)</p>	<p>s.22(1)</p>	<p>No</p>	<p>Translink Funding Suggestion</p>	<p>Subject: Translink funding suggestion... really, a good one! Like the Property Purchase Tax place a -Transit Access Tax- for all real estate transactions near rapid transit stations as follows... Within 50 metres, 3% 51 to 150 metres, 2% 151 to 250 metres, 1% 251+, 0% This would result in ongoing funding for Translink and would be a reasonable surcharge for exceptional access to rapid transit. Hope you like it, I love it and I bet many others would too (except maybe developer) but thinking "user pay", those who want to be close to the transit stations should help fund the system!</p>	
<p>Mayor & Council</p>	<p>complaint</p>	<p>s.22(1)</p>		<p>s.22(1)</p>	<p>No</p>	<p>Vacancy Tax</p>	<p>Hi Mr. Mayor, You mention the two options for vacancy tax listed below but in my opinion neither one of them are going to help. The people who own these homes are richer than rich so taxing them is not going to affect them at all. They will just pay it and continue on as usual. My suggestion would be to not allow the sale to begin with unless they are 1. going to live in it or 2. renting it out. Asking rich people to pay more tax etc. is just a joke. We need to resolve the rental housing crisis as it's only going to get worse as more people come into our Province. I don't think it's fair for BCer's to suffer because we are allowing the rich to buy up all our housing and then leaving it there to fall apart. Has anyone thought there might be some money laundering going on here. My daughter would love to own a home but cannot because of all the over bidding. She also has checked out the rentals and of course there is nothing either. How can we allow more people into the province when we don't have housing for the people living in the province already. I think stronger rules for overseas buyers should be put in place (like I mentioned above). Thank you for your time and I really hope something changes. •Option 1: increase property taxes on empty homes with the help of the provincial government. •Option 2: introduce a new business tax on empty or under occupied properties.</p>	
<p>Mayor & Council</p>	<p>complaint</p>	<p>s.22(1)</p>	<p>s.22(1)</p>	<p>s.22(1)</p>	<p>No</p>	<p>West End Real Estate</p>	<p>Subject: West End real estate takes off on value of densification plan Vancouver Sun Hello Mayor and Council, It now appears that Vancouver's west end is about to get demolished so developers can build luxury condos for foreign investors. Not only are locals being priced out by foreign investors. Now our communities are being destroyed? http://vancouversun.com/news/local-news/west-end-real-estate-takes-off-on-value-of-densification-plan</p>	

Mayor and Council Feedback Report

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

Date Range: June 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, Supervisor of Prop Negotiations, RE Srvs	opinion	s.22(1)	s.22(1)	s.22(1)	Yes	COV Real Estate for Development	<p>Dear Mayor and Council,</p> <p>I am a resident in s.22(1) I'm also a commercial real estate agent that is active in Metro Vancouver with exposure in the City of Vancouver.</p> <p>I'm curious to know what the City's intentions are for their two vacant land parcels at Terminal Avenue between Quebec and Main Streets? I've done some research in to the two properties and it would appear the parcels total approximately 50,000 SF of land area; with a presumptive zoning of FC-1 permitting up to a 5.0 FSR totaling 250,000 SF of buildable area. This is a massive amount of density that could be added to the City's rental housing stock. As we all know, the real estate market in Vancouver has reached unprecedented values and the market continues to price out our low income and middle class residents. As much as some may wish to lobby the federal and provincial governments for intervention via additional taxes, I personally believe they greater issue is the lack of supply in a market that will continue to drive local, regional, national and global demand for our real estate. We are fortunate to live in such a beautiful, safe and desirable city, demand will only continue to increase over time. The best measure to counter balance the demand is by increasing supply. I don't mean to sound arrogant or ignorant to any facts that I may not be aware of but have been really wanting to get a position from the City on city owned lands that are ripe for redevelopment.</p> <p>Thank you kindly for taking the time to ready my email.</p>	
Mayor & Council	complaint	s.22(1)	s.22(1)		No	Vacancy Tax	Mayor is taking far too long to tax foreign investors and empty homes. Simply taking too long.	
Mayor & Council	complaint	s.22(1)	s.22(1)		No	Vacancy Tax	<p>s.22(1) calling in regards to mayor Gregor Robertson's vacancy tax deadline s.22(1) says: for all apartment there are strata bylaws, some of those bylaws have rental restriction, only a certain number of the units can be rented out. If it is rented against the strata by-law a penalty is imposed, who will pay that penalty? Will the mayor pay the penalty? as he is telling us to rent it.</p> <p>s.22(1) also says: how is it affordable? it depends on the income, define what is affordable?</p> <p>The elementary school in s.22(1) residential area is set to close next year s.22(1) says: why am I paying for the tax supporting schools, which s.22(1) school in my neighbourhood am i supporting s.22(1) this school closes?</p> <p>s.22(1) Iso says: his property is not eligible for the hog but his home is not luxury this is ridiculous.</p>	
Mayor & Council	compliment	s.22(1)		s.22(1)	No	Vacancy Tax	Finally! Finally someone is going to do something!"	

Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vacancy Tax	"Good day Sir In a lot of countries I know of, you need to be born there in order to own property,. So why cant B.C. or any City or Township do the same,,this way, you would more than likely live in it ,or be renting it out, then it would not be sitting empty. To me this would be more beneficial in the long run, too many out of country people are using our own rules to be able to get away with a lot,. Even when we as Canadians can not,. But if you can tax these type of owners,. Make it a high one,. Me \$0.05 on each dollar of the dollar value of the property, then maybe they mite stop over buying up our homes that young people need in order to be able to stay and work in your city,. Better yet Stop the sales to out side of Canada..would be owner's"	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vacancy Tax	"Implement a by-law that limits short term rentals to 90 days per year. Seattle is considering using this to mitigate the lack of lrental properties for its residents."	
Mayor & Council	opinion	Anonymous, June 2016			No	Vacancy Tax	I strongly agree something needs to be done. I myself wanted to vote "yes" too. But, to those who voted "Yes", have you ever thought about, like few others posted, how to determine what "under occupied" mean? Enlighten me please as I have a hard time trying to come up with a way to determine: are we going to look at hydro bill?	
Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	Vacancy Tax	Hello Mayor and Council, Please read the following article. http://m.scmp.com/news/world/united-states-canada/article/1970126/vancouver-mayor-gregor-robertson-eyes-vacancy-tax?utm_source&utm_medium&utm_campaign=SCMPSocialNewsfeed	

Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vacancy Tax	<p>It is my view that both the federal and provincial governments have to get involved. The problem though their involvement may reduce the coppers they in property transfer tax as well as property tax. The system is setup that more the property is worth, more tax the government can collect. Do they want to shout their selves in the foot? Government greed is taking over best interest of the locals. The biggest problem that has caused the high prices of property is foreign investors. This isn't just localized to apartments (Condos) but also to single family residences. I live in North Vancouver, and many of the homes in my neighborhood are owned by someone living outside of Canada, mainly China. They rent these homes out to local people, many having a secondary suite. According to the bylaws, one must live in their residence if they want to rent out the basement suite. I can only imagine the billions of rental income that is not being first claimed as income tax and secondly the capital gains foreign investors are receiving and not spending back into the Canadian economy.</p> <p>> This leads into another point. The places that set empty, means less local families, less money spent into the local businesses. Does a few months of tourist make up for this loss?</p> <p>> Solution I think, which only our elected government can do is place a High property tax on all residences. If you live out of country you get no grants. If you live in Canada and you legally rent out your property you get a small grant, you live in the province you get more of a grant. If you live in part of the house you get the bigger grant. To get these grants you need to prove your residency by submitting your yearly Tax audit. We live in the computer age and we are very capable to build this database to make sure not just locals are paying tax, but more importantly the foreign investors. We need to look after the local people first, the people that stimulate our economy, and are the gears in making a city work efficiently. The people that care about where they live more than the money you make on others sweat and tears.</p>	See attachment: Macleod, R.
Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	Vacancy Tax	I support the Vancouver mayor proposal	
Mayor & Council	opinion	s.22(1)			No	Vacancy Tax	<p>Dear Mayor</p> <p>I suggest that you also require weekly landscape maintenance for any vacant homes Dave"</p>	
Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	Vacancy Tax	<p>Dear Mayor and Council,</p> <p>I've heard the initial reports about forging ahead with an "empty home tax" and "homes first - investments 2nd"</p> <ul style="list-style-type: none"> * I am a home owner who paid \$235,000 and could sell for \$1.2 million * I am concerned for my children's future and our current young adults * I would be very pleased to see housing prices drop for the sake of regaining a livable city. I'm very pleased with your announcements! <p>Please make choices that benefit young adults, we current home owners would like to see young families and community around us not empty investments.</p> <p>You are on the right track. Thank you!</p>	

Not Responsive to Request

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

Response or Action Update from OTHER DEPARTMENT

Mayor and Council Feedback Report

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

Date Range: June 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	s.22(1)	s.22(1)	s.22(1)	No	Foreign Investments	Subject: Foreign Investments in BC How on earth have you allowed no 'control' over foreign money buying out our Province. Gross incompetence don't you think, You do not know who bought what. What have you tracked? Welcome to laundered money. Seems you are too busy with Bikes lanes .	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Foreign Investments	Subject: West Vancouver mayor and council call to restrict foreign investors Hello Mayor and Council, It looks like West Vancouver wants to restrict foreign investors, why is the City of Vancouver not doing the same? http://www.nsnews.com/news/west-vancouver-mayor-and-council-call-to-restrict-foreign-investors-1.2284055	

Mayor and Council Feedback Report

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

Date Range: July 02 - 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)	No	Foreign Investors	<p>Vancouverite to expose foreign Mainland investors destroying this city with dirty money</p> <p>Dear Major Robertson,</p> <p>I know you are super busy running an awesome country that I grew up in so here is a link that has an open view on what's happening in Vancouver and what almost every hard-working Vancouverite is pleading for a change:</p> <p>http://www.vancitybuzz.com/2013/11/why-vancouver-real-estate-is-not-going-to-crash/</p> <p>I am of Asian ethnicity and I can tell you that it's not racist to talk about the issue of dirty money coming out of China and pricing the hard-working locals out of the market. It's the facts and it's blatant. All of us from different ethnic backgrounds need your help.</p>	

Mayor and Council Feedback Report

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

Date Range: July 05, 2016

Action or Review Required from MAYOR/COUNCILLORS								
Mayor & Council	complaint	s.22(1)		s.22(1)	Yes	Vancouver Real Estate	Enslaving Vancouver's 1st homebuyers We voted and paying the salary for politicians to defend us from evil; instead, there are enslaving us to banks through house mortgage! People who stole the money from the poor in unfair China, now coming in Canada to make the Canadian people poor as well, especially the future generation who do not have any house, yet, through blowing up the house prices. Isn't anybody out there among the politician that suppose to serve the people who will stand up for us?	
Mayor & Council	complaint	s.22(1)	s.22(1)	s.22(1)	Yes	Westside Homes	311 received the following email feedback: "I am writing to let you know something very important. I am mad at my self for not doing this sooner. BUT - it is crucial that you realize the homes on the west side of Vancouver,(Dunbar,/ Shaughnessy / Point Grey / Kerrisdale,/ South Granville and now soon to be Kitsilano (frightfully so). are more empty that any anyone report will show. I have done my own study, I walk, bike, drive the streets of the West Side because I am astounded at precisely how many homes are SITTING EMPTY.!. I take photos. I have also passed them on to David Eby. Who seems to be the only one that is serious about helping us tax paying citizens that actually live here, and have to now live in fear of what is happening to our City.-(an epidemic is an understatement.) . This sums it up, in today's Province, " Support the Chinese Investor, or support Vancouver working families"! - A famous Journalist - Dianne Francis", had mentioned about 5 years ago in a documentary called "DOC ZONE", CBC, (check it out), warned of this , and said, we will end up just like an area of mainland China , where the buildings built will all be sitting empty. The answer is not to build more, the answer is to stop the ridiculous invasion. A guy from china I was told last month , bought up 25 houses in one day in West Vancouver!!!! Don't tell me this is good for us that live here! Another guy bought 80 condo's in one building. Nothing left for us, I watched the frenzy of the new towers, those places are not for us, they are built by offshore developers, and bought by offshore friends. You know , I know, we all know it. Action now, not later.	
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
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	BC Real Estate	<p>Subject: B.C. real estate loses self-governance as Christy Clark shakes up industry - The Province Hello Mayor and Council,</p> <p>It was refreshing to see that the BC Liberals have finally realized that the self regulating model is not working for the Real Estate industry in BC.</p> <p>However, the main cause of unaffordability in Vancouver is still not being addresses. The main cause of unaffordability is that of foreign capital (primarily from China) is distorting our housing market so that families and young people cannot live in our City. Locals are priced out of their own City.</p> <p>Please put special interests in the real estate development industry aside and be an advocate for addressing the impact of foreign capital on our housing market.</p> <p>http://www.theprovince.com/business/real-estate/christy+clark+shakes+real+estate+industry+with+more+self/12025721/story.html</p>
Mayor & Council	opinion	s.22(1)		s.22(1)	No	BC's Real Estate Industry	<p>Subject: B.C. to end self regulation of real estate industry - The Globe and Mail Hello Mayor and Council,</p> <p>All that is needed now, is regulation on foreign investment.</p> <p>From The Globe and Mail:</p> <p>B.C. to end self regulation of real estate industry</p>
Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	COV Real Estate	<p>Mr. Mayor,</p> <p>It is time to stop the real estate insanity now!</p> <p>The Vancouver market is being fueled by illegal money laundering and you and your government is permitting it to happen!</p> <p>When a foreign "student" can buy a \$31M house, it's time to stop the insanity.</p> <p>When a foreign "homemaker" with no income can buy a \$20M house, it's time to stop the insanity.</p> <p>When a born and bred Vancouverite with a \$100K yearly income cannot afford to buy a small apartment, it's time to stop the insanity.</p> <p>You and your government is complacent and a party to the biggest criminal act in 100 years. You will pay the price for your inaction.</p>
Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	Vacancy Home Tax	<p>Just wanted to tell you, as you already should know, that a vacant home tax will accomplish nothing. No millionaire overseas investor is going to voluntarily declare that their investment property is vacant, and sign up to pay a tax. Plus, there is an army of crooked realtors, lawyers, and consultants who will manufacture whatever evidence is needed to make it look like an empty home is occupied. It will be an easy tax to avoid.</p> <p>Like tones of young people, I moved away from Vancouver a couple of years ago and do not plan on coming back to the place where I grew up. It is heart breaking, and it is in large part due to the failure of politicians like you.</p>

Mayor and Council Feedback Report

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

Date Range: July 07, 2016

Action or Review Required from MAYOR/COUNCILLORS								
Mayor & Council, Original to Mayor's Office, City Mgr.	opinion	s.22(1)		s.22(1)	No	Re-zoning & Affordable Home Ownership Policy	<p>Subject: Interim Re-zoning Policy (IRP) and Affordable Home Ownership Policy.</p> <p>Sir,</p> <p>I am strongly opposed to new policies approved by Vancouver City Council that will destroy the character and livability of my neighbourhood. I demand that City Council rescind approval of the Interim Re-zoning Policy and the Affordable Home Ownership Policy. These policies should be withdrawn because they:</p> <ul style="list-style-type: none"> • would provide housing at 20% below the market rate, but as real estate prices are going up at over 25 -30% a year, any discount would be neutralized. Prices for new ground-oriented dwellings will be out of reach for any but upper-income groups and will not help those most in need, • were sprung on residents with no prior notice or public consultation. This is in contradiction to good planning practice and the city's promise to create a more collaborative relationship with neighbourhoods, • would encourage an increase in the already unsustainable destruction of heritage and character homes in our neighbourhood. This conflicts with the Character House Zoning Review that is currently in process. Increased destruction of older homes and construction of new dwellings will further reduce livability and drive out long-term residents. • would destroy affordable secondary suite rentals in older homes in a city with a 0% vacancy rent and a rental affordability crisis. Removing affordable rental stock in favour of well-to-do new buyers is wrong. <p>In summary, it appears that these policies are a response to intense & prolonged pressure from development interests to open up residential neighbourhoods for highly profitable development. While my community and others like mine will pay the costs, developers will reap the profits and lack of affordability will remain unchanged or get worse.</p>	
Mayor & Council	opinion	s.22(1)	s.22(1)		No	COV Housing Market	<p>Dear Mayor Gregor Robertson,</p> <p>I am writing this letter to plead to you and the government to do something about the current situation in Vancouver, BC.</p> <p>As a millennial living in Vancouver for nearly my entire life, I am sad to say that I am truly disappointed to see what has happened to this city especially over the last five years. The situation is becoming direr due to the housing market getting so out of hand which as a result is also impacting other areas such as the school system.</p>	See attachment: s.22(1)

Mayor & Council	opinion	s.22(1)		s.22(1)	No	COV Housing Market	<p>Subject: Vancouver's housing market gets even hotter as prices surge almost 40% in June - BNN News</p> <p>Hello Mayor and Council,</p> <p>Home prices are have surged 40% in June. It is an absolute disgrace that politicians are not taking serious action against foreign capital pricing out families and young people in our City.</p> <p>The empty home tax will be impossible to administer and will have no impact on housing affordability. But you know that.</p> <p>While Australia is taking serious measures (banning sales of new homes to foreign investors) you continue to do almost nothing to address the problem of foreign capital.</p> <p>http://www.bnn.ca/News/2016/7/5/Vancouvers-housing-market-gets-even-hotter-as-prices- surge-almost-40-in-June.aspx</p>
Mayor & Council	opinion	s.22(1)		s.22(1)	No	COV Housing Market	<p>Subject: Vancouver real estate -money laundering capital of North America - Global News Hello Mayor and Council,</p> <p>Please watch today's Global news video where a hedge fund manager refers to Vancouver real estate market as the money laundering capital of North America.</p> <p>Why are politicians not addressing foreign capital distorting our housing market?</p> <p>http://globalnews.ca/video/2804456/betting-on-the-housing-bubble-burst</p>
Mayor & Council	opinion	s.22(1)		s.22(1)	No	COV Housing Market	<p>Subject: Guardian article on housing in Vancouver</p> <p>http://www.theguardian.com/cities/2016/jul/07/vancouver-chinese-city-racism-meets-real-estate-british-columbia?CMP=Share_iOSApp_Other</p> <p>I understand that there is a deep aversion toward discussing this issue, and that by now the damage has been done--it is almost too late to turn this around--but you MUST face up to your own complicity in this tragedy. You, whether left of centre or right of centre, have danced around this issue of offshore money laundering into real estate, and the result is, a flight of otherwise stable, regular income-earning citizens, families, out of Vancouver. What will be left, in five or ten years, is a hollowed-out city of elites and the poor, a resort city whose remaining businesses cater to the wealthy, whose workers, those that are left, struggle to make enough to pay their exorbitant rents.</p>

Mayor & Council	opinion			s.22(1)	No	COV Housing Market	First the issues with houses; now people are finding apartment rentals difficult because they are unavailable and unaffordable . Matters are way out of hand with no viable solutions forthcoming now or in the near future . By the way Canada Post offered one percent and I do not think that will help a person buy or rent anything . I am shaking my head since so many people are being left out. And all levels of government cannot find any one solution let alone more to correct the travesty that has occurred. s.22(1) on west 59 avenue hemmed in by developments that are going to be unaffordable. I can count on it.	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	COV Housing Market	Subject: Daphne Bramham: How Vancouver became a speculators' playground Hello mayor and council, Please read today's article from the Province regarding the proposed vacancy tax which is a waste of time and City resources. If council was serious about affordability they would be an advocate against the root cause of unaffordability which is foreign capital from China. http://www.theprovince.com/daphne+bramham+vancouver+became+speculators+playground/12033383/story.html	
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	COV Housing Market	Subject: Is it any wonder there is an affordability issue when the following is done:? and if this done across the board from detached homes to condos? I have attached only two of the many, many examples of something I have noticed in the last 6 months whereby there is blatant flipping (or perhaps remnant of shadow flipping?) listing a property again after only 3-4 months being sold? Though Ms. Bramham's article today is more about condos... nonetheless her comment about "buyers treat condos like stock, not homes" certainly resonates for any home property.	See attachment: s.22(1)

Mayor and Council Feedback Report

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

Date Range: July 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	complaint	s.22(1)	s.22(1)		Yes	Developers	Citizen would like to complain to Gregor Robertson as she is receiving letters in the mail from developers wanting to purchase homes in her area. She would like to know what the Mayor will be doing about the issue of foreign buyers in Vancouver.	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	COV Affordability	Subject: Quebec immigrant program increases in popularity ... with 'downsides' for B.C. Vancouver Sun Hello Mayor and Council, Please read today's article about the root cause of unaffordability in the Vancouver housing market. Please be an advocate to the federal government and Justin Trudeau in closing the Quebec Immigrant Investor loophole which is the main cause of foreign capital distorting the Vancouver Real estate market. Yaletown Resident http://vancouversun.com/news/national/quebec-immigrant-program-increases-in-popularity- with-downsides-for-b-c	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	COV Affordability	Mr. Robertson and fellow council members, I know you are bombarded with many emails - I hope you have time to read mine. I am a 30 year old lawyer in Vancouver. I was born and raised here. I know run my own law practice and other businesses. I am likely considered a top income earner in this country and maybe this city. I am not writing to try to boast about the money I make. In fact, it does nothing for me to afford a nice place. If I can't afford a home then how will others afford a home? I am not interested in a small one bedroom apartment. As I write this, myself and some friends are already looking at other cities and even countries to live in. My parents sold their west side Vancouver house and their neighborhood now looks like Detroit (empty with no one around). In fact, the buyer of their home (you can bet where they were from) didn't even look at the home. They then bought it. Then they came to see it and the buyer looked like a peasant from the medieval times. And now the buyer doesn't even want it and doesn't live in the house and my parents continue to live in it.	See attachment: s.22(1)

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	IRP & Affordable Home Ownership Policy	<p>Dear Council at Vancouver</p> <p>Re: Interim Re-zoning Policy (IRP) and Affordable Home Ownership Policy.</p> <p>I am strongly opposed to new policies approved by Vancouver City Council that will destroy the character and livability of my neighbourhood. I demand that City Council rescind approval of the Interim Re-zoning Policy and the Affordable Home Ownership Policy. These policies should be withdrawn because they:</p> <ul style="list-style-type: none"> * would provide housing at 20% below the market rate, but as real estate prices are going up at over 25 -30% a year, any discount would be neutralized. Prices for new ground-oriented dwellings will be out of reach for any but upper-income groups and will not help those most in need, * were sprung on residents with no prior notice or public consultation. This is in contradiction to good planning practice and the city's promise to create a more collaborative relationship with neighbourhoods, * would encourage an increase in the already unsustainable destruction of heritage and character homes in our neighbourhood. This conflicts with the Character House Zoning Review that is currently in process. Increased destruction of older homes and construction of new dwellings will further reduce livability and drive out long-term residents. * would destroy affordable secondary suite rentals in older homes in a city with a 0% vacancy rent and a rental affordability crisis. Removing affordable rental stock in favour of well-to-do new buyers is wrong. 	See attachment: s.22(1) Summary

Mayor and Council Feedback Report

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

Date range: July 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
Not Responsive to Request								

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
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Not Responsive to Request



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
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Not Responsive to Request



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
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Not Responsive to Request

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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
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Not Responsive to Request

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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 Capital	<p>Subject: Property values push businesses out of Vancouver's west side - The Globe and Mail</p> <p>Hello Mayor and Council,</p> <p>Please read today's Globe And Mail article on the negative effect that foreign capital is having on our communities.</p> <p>When is meaningful action going to be taken to protect our communities?</p> <p>Local families and young people should come before foreign capital investors and record profits for the real estate industry.</p> <p>Yaletown resident</p> <p>From The Globe and Mail: Property values push businesses out of Vancouver's west side</p>	
Mayor & Council	Opinion	s.22(1)		s.22(1)	No	Foreign Home Buyers	<p>Subject: Asian real estate conference ridicules government foreign home buyers estimate - Business in Vancouver</p> <p>Hello Mayor and Council,</p> <p>Please read todays article from Business in Vancouver regarding the recent foreign investor stats from the BC Liberals.</p> <p>According to the Asian Real Estate conference, the stats are inaccurate:</p> <p>https://www.biv.com/article/2016/7/asian-real-estate-conference-ridicules-government-/</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)	No	Foreign Home Buyers	<p>Subject: 'Lowball figures': Critics slam new B.C. data on foreign home-buyers - The Province</p> <p>Hello Mayor and Council,</p> <p>Please read todays article from The Province regarding the recent "data" presented by the BC Liberals on foreign investment in Vancouver Real Estate.</p> <p>http://www.theprovince.com/business/real-estate/27lowball+figures+critics+slam+data+foreign+home+buyers/12043358/story.html</p> <p>Regards,</p> <p>Yaletown Resident</p>	
Not Responsive to Request								
Mayor & Council	Opinion	s.22(1)		s.22(1)	No	Home Prices	<p>Via Email: Hello Mayor and Council,</p> <p>Please read today's Globe and Mail article regarding SFU researcher Andy Yan's new study chronicling the prolonged increase in home prices since 2005 in Vancouver.</p> <p>In the article UBC professor David Ley argues that "buyers from China are the decisive factor in sales of high end properties on Vancouver's west side, sending a ripple across the region" Meaningful action needs to be taken to address this issue, such as advocating for the "housing affordability fund" and ending the "Quebec immigrant investor" loophole.</p> <p>From The Globe and Mail:</p> <p>'Irrational' home price spike transforms Vancouver, data show<http://www.theglobeandmail.com/real-estate/vancouver/ten-year-spike-in-home-prices-transforms-vancouver-new-data-show/article30898432/></p> <p>Via The Globe and Mail's iPhone app<https://itunes.apple.com/ca/app/the-globe-and-mail-news/id429228415?mt=8></p> <p>Regards,</p> <p>Yaletown resident</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	IRP and Affordable Home Ownership	<p>Subject: Affordable Housing</p> <p>Dear Council at Vancouver</p> <p>Re: Interim Re-zoning Policy (IRP) and Affordable Home Ownership Policy.</p> <p>I am strongly opposed to new policies approved by Vancouver City Council that will destroy the character and livability of my neighbourhood. I demand that City Council rescind approval of the Interim Re-zoning Policy and the Affordable Home Ownership Policy. These policies should be withdrawn because they:</p> <ul style="list-style-type: none"> • would provide housing at 20% below the market rate, but as real estate prices are going up at over 25 -30% a year, any discount would be neutralized. Prices for new ground-oriented dwellings will be out of reach for any but upper-income groups and will not help those most in need, • were sprung on residents with no prior notice or public consultation. This is in contradiction to good planning practice and the city's promise to create a more collaborative relationship with neighbourhoods, • would encourage an increase in the already unsustainable destruction of heritage and character homes in our neighbourhood. This conflicts with the Character House Zoning Review that is currently in process. Increased destruction of older homes and construction of new dwellings will further reduce livability and drive out long-term residents. • would destroy affordable secondary suite rentals in older homes in a city with a 0% vacancy rent and a rental affordability crisis. Removing affordable rental stock in favour of well-to-do new buyers is wrong. <p>In summary, it appears that these policies are a response to intense & prolonged pressure from development interests to open up residential neighbourhoods for highly profitable development. While my community and others like mine will pay the costs, developers will reap the profits and lack of affordability will remain unchanged or get worse.</p> <p>Also you talk about affordability I work at VGH as an MRI Technologist and the pay I receive there for this is truly not in keeping with the cost of living. I am now having difficulty with the raise in property taxes. It is very difficult to keep new young people there we are also spending many hours training people coming in from Alberta as we are so short but they will leave as soon as something else comes along that will pay better or give them work in place where housing is cheaper. Most people do not like to commute for more than 2 hours a day. I am sure this is a common story.</p>	<p>Why has the home owner grant not been raised to reflect that average house prices inflation? Also many of the homes we are building are not being occupied by people who live, work and contribute to life in Vancouver. They are just a commodity to hold on to in the mean time people here will suffer due to lack of affordable services. I was born and raised here and I really find this whole thing incredibly appalling. The average person earning a paycheck is really shouldering a lot of issues that have been downloaded from a time when companies and wealthy individuals paid more tax. Also companies are not paying the people enough to live in the city as well. It is really scary for the future.</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
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Not Responsive to Request



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	Kitsilano Rezoning	<p>Subject: Kitsilano Rezoning</p> <p>Dear Mayor and Council Re: Interim Re-zoning Policy (IRP) and Affordable Home Ownership Policy.</p> <p>I am strongly opposed to new policies approved by Vancouver City Council that will destroy the character and livability of my neighbourhood. I demand that City Council rescind approval of the Interim Re-zoning Policy and the Affordable Home Ownership Policy. These policies should be withdrawn because they:</p> <ul style="list-style-type: none"> • would provide housing at 20% below the market rate, but as real estate prices are going up at over 25 -30% a year, any discount would be neutralized. Prices for new ground-oriented dwellings will be out of reach for any but upper-income groups and will not help those most in need, • were sprung on residents with no prior notice or public consultation. This is in contradiction to good planning practice and the city's promise to create a more collaborative relationship with neighbourhoods, • would encourage an increase in the already unsustainable destruction of heritage and character homes in our neighbourhood. This conflicts with the Character House Zoning Review that is currently in process. Increased destruction of older homes and construction of new dwellings will further reduce livability and drive out long-term residents. • would destroy affordable secondary suite rentals in older homes in a city with a 0% vacancy rent and a rental affordability crisis. Removing affordable rental stock in favour of well-to-do new buyers is wrong. <p>In summary, it appears that these policies are a response to intense & prolonged pressure from development interests to open up residential neighbourhoods for highly profitable development. While my community and others like mine will pay the costs, developers will reap the profits and lack of affordability will remain unchanged or get worse.</p>	

Not Responsive to Request

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								

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									

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	Townsend, Sharon (Ms)	s.22(1)	granvillesouth@gmail.com	No	Rental Vacancy	<p>This vacancy issue and government response outrages me. http://www.cbc.ca/news/canada/british-columbia/de-jong-real-estate-1.3673844</p> <p>The business community has been begging for years for assistance from the city and the province on the matter of taxation and split assessments. To date nothing but empty promises from staff and politicians alike. All the while, businesses close... employees lose their jobs and neighbourhoods as we know it are vanishing.</p> <p>After 7 years of talking it is quite that obvious nobody gives a damn.</p> <p>Sharon Townsend</p> <p>SHARON TOWNSEND EXECUTIVE DIRECTOR South Granville Neighborhood</p>	

Not Responsive to Request

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
<p>Not Responsive to Request</p>								
Mayor & Council	Opinion	s.22(1)	s.22(1)	s.22(1)	No	Vacant Home Tax	<p>Email submission: "Hello Mayor and Council,</p> <p>Please read today's article from Business in Vancouver. The vacant home tax will be a nightmare to enforce and administer. You should advocate for meaningful measures such as the "housing affordability fund" and closing "Quebec immigration investor" loophole.</p> <p>https://www.biv.com/article/2016/7/ubc-economist-blasts-vancouvers-empty-home-tax/</p> <p>Regards, Yaletown resident"</p>	
<p>Service Requests or Feedback Sent to OTHER DEPARTMENT for Action or Review</p>								

Mayor and Council Feedback Report

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

Date Range: July 15, 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
Mayor & Council	complaint	s.22(1)	s.22(1)	s.22(1)	Yes	Empty Homes	<p>311 received the following email feedback: "I am writing to let you know something very important. I am mad at myself for not doing this sooner. BUT - it is crucial that you realize the homes on the west side of Vancouver,(Dunbar,/ Shaughnessy / Point Grey / Kerrisdale,/ South Granville and now soon to be Kitsilano (frightfully so). are more empty that any anyone report will show. I have done my own study, I walk, bike, drive the streets of the West Side because I am astounded at precisely how many homes are SITTING EMPTY.!. I take photos. I have also passed them on to David Eby. Who seems to be the only one that is serious about helping us tax paying citizens that actually live here, and have to now live in fear of what is happening to our City.-(an epidemic is an understatement.) . This sums it up, in today's Province, " Support the Chinese Investor, or support Vancouver working families"! - A famous Journalist - Dianne Francis", had mentioned about 5 years ago in a documentary called "DOC ZONE", CBC, (check it out), warned of this , and said, we will end up just like an area of mainland China , where the buildings built will all be sitting empty. The answer is not to build more, the answer is to stop the ridiculous invasion. A guy from china I was told last month , bought up 25 houses in one day in West Vancouver!!!! Don't tell me this is good for us that live here! Another guy bought 80 condo's in one building. Nothing left for us, I watched the frenzy of the new towers, those places are not for us, they are built by offshore developers, and bought by offshore friends. You know , I know, we all know it. Action now, not later. I will tell you this, here are some of the tricks for the empty residences. "They leave lights on a timer," they leave kids bikes out front", and some shoes on the porches." I have spoken to a girl who was walking the West Side to work on the census gathering and she was astounded as to how many people were not home, were never home, and would somehow lie in order to get out having to fill out the census. How is it that they can buy a home, not pay taxes as we all do (other than the purchase tax), and get their families on our medical system that is being drained. I have horror stories, just as most of us do, as to how it is an epidemic. I have checked the back alleys of the recycle containers and garbage's, just to make sure I was not getting my facts wrong. You need to really get on top of this, and realize the empty homes are sitting at more like 70% not 10%. Why do you think the schools are closing on the West side! Because there are no kids, the private schools are thriving. Guess who goes there! I would like you to call me so I can fill you in on how bad it is. I can give you my take on how some of this money is coming into the country. Let's just say Remittance companies have a whole new meaning!!!!!! Seriously concerned.</p>

Mayor & Council	complaint	s.22(1)		s.22(1)	Yes	IRP & Affordable Home Ownership	<p>Dear Mayor of Vancouver and Council,I am strongly opposed to new policies approved by Vancouver City Council that will destroy the character and livability of my neighbourhood. I demand that City Council rescind approval of the Interim Re-zoning Policy and the Affordable Home Ownership Policy. These policies should be withdrawn because they:* would provide housing at 20% below the market rate, but as real estate prices are going up at over 25 -30% a year, any discount would be neutralized. Prices for new ground-oriented dwellings will be out of reach for any but upper-income groups and will not help those most in need,* were sprung on residents with no prior notice or public consultation. This is in contradiction to good planning practice and the city's promise to create a more collaborative relationship with neighbourhoods,* would encourage an increase in the already unsustainable destruction of heritage and character homes in our neighbourhood. This conflicts with the Character House Zoning Review that is currently in process. Increased destruction of older homes and construction of new dwellings will further reduce livability and drive out long-term residents.* would destroy affordable secondary suite rentals in older homes in a city with a 0% vacancy rent and a rental affordability crisis. Removing affordable rental stock in favor of well-to-do new buyers is wrong.In summary, it appears that these policies are a response to intense & prolonged pressure from development interests to open up residential neighbourhoods for highly profitable development. While my community and others like mine will pay the costs, developers will reap the profits and lack of affordability will remain unchanged or get worse.</p>
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Housing Costs	<p>Subject: The housing problem isn't supply, it's unsustainable foreign demand - Globe and MailHello Mayor and Council,The housing problem in Vancouver is not a supply issue. It has to do with foreign capital distorting the market. Please read the following article from the Globe and Mail. Only special interests in the Real Estate industry and the real estate industry funded BC Liberals are saying this to further add to their record profits.Please advocate to Justin Trudeau for closing the "Quebec Immigration Loophole" and the "Housing affordability fund". http://www.theglobeandmail.com/report-on-business/rob-commentary/housing-costs-are-rising-but-its-not-a-supply-issue/article30380106/</p>

Mayor & Council	complaint	s.22(1)		s.22(1)	No	Lack of Livability in Metro Vancouver	<p>I have been watching with interest, the goings-on in Burnaby, vis-a-vis the renovations of thousands of people, currently living in 'affordable' housing, to make way for lots and lots of high-priced condominiums. And I can only say, 'what are they thinking?'. While all I hear about, day after day, is the lack of affordable housing, the City of Burnaby is destroying affordable housing, leaving thousands of people with nowhere to live, to make room for high-priced housing. Greed is the problem here and everywhere. Vancouver and, indeed, the entire Lower Mainland, has become a haven for those developers wanting to make money, and nothing else. Housing has become a commodity for sale to the highest bidder. Who cares if people have 'homes', as long as the profit is large. Homes are NOT a commodity. Everyone in the Lower Mainland is suffering from this profit-driven economy. People's land taxes are going through the roof, so that even those that own their own homes are being driven away. It has GOT TO STOP! Those of us who have called Vancouver home for generations are leaving in droves. Who can afford to live in their 'home' town? I can't. My family can't. We plan to leave at the earliest opportunity. I can only wish the city well with a population of people who don't live here, don't pay taxes here, and certainly don't work here. The answer is not to build more units of what in the olden days would be called tenements to house the people, the answer is to restrain the rampant greed of developers and investors. For goodness sakes, when did a 'home' stop being a 'home'. It is currently a commodity to be sold to the highest bidder. This is not the kind of society I was brought up in and is certainly not the society I wish to live in. How dare the pundits tell me that the most I can hope for is a townhouse/tenement? I've worked in this city for fifty years and am being driven out by greed both foreign and domestic. I urge you to fix this situation, somehow. If something isn't done soon, you'll be left with a populace of land-owners and no workers. How can the workers afford to live here? Who will be available to serve these owners cappuccinos and park their cars? By the way, I'm a single woman who makes \$100,00 a year, working in the film industry. Good luck Vancouver</p>
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vancouver Real Estate	<p>Subject: After dragging heels, Feds plan crackdown on Vancouver real estate tax cheats - Vancouver Sun Hello Mayor and Council Please read today's shocking Vancouver Sun article about tax cheats directly impacting Vancouver housing affordability. The document, leaked to the South China Morning Post, indicates the Canada Revenue Agency conducted only one successful global audit last year of the so-called "astronaut" millionaire immigrants who buy pricey homes and settle families in Metro Vancouver, but fail to report their worldwide taxable income. It appears that government at all levels is asleep at the wheel on this issue. http://vancouversun.com/news/local-news/feds-after-dragging-heels-plan-crackdown-on-vancouver-real-estate-tax-cheats</p>

Mayor & Council	opinion	s.22(1)			No	Off-Shore Buyers	You want to crack down on the excessively high priced purchases of Vancouver homes by off shore buyers then I suggest you request an in-depth CRA audit of every real estate agent and lawyer that handles real estate transactions for foreign buyers.
				s.22(1)			
Mayor & Council	opinion	s.22(1)		s.22(1)		Off-Shore Buyers	<p>Subject: The housing problem isn't supply, it's unsustainable foreign demand - Globe and Mail</p> <p>Hello Mayor and Council,</p> <p>The housing problem in Vancouver is not a supply issue. It has to do with foreign capital distorting the market. Please read the following article from the Globe and Mail. Only special interests in the Real Estate industry and the real estate industry funded BC Liberals are saying this to further add to their record profits.</p> <p>Please advocate to Justin Trudeau for closing the "Quebec Immigration Loophole" and the "Housing affordability fund".</p> <p>http://www.theglobeandmail.com/report-on-business/rob-commentary/housing-costs-are-rising-but-its-not-a-supply-issue/article30380106/</p>

Mayor and Council Feedback Report

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

Date Range: July 21, 2016

Action or Review Required from MAYOR/COUNCILLORS							Case Details	Additional Case Details/ Event Notes
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	E-mail	Citizen Requested a Response	Topic		
Mayor & Council	complaint	s.22(1)		s.22(1)	No	COV Housing Market	<p>I am writing to express frustration with the current housing market in Vancouver. I have no doubt you have received many similar emails, but I feel the need to voice my concerns.</p> <p>My fiancé and I have been in the market to buy a 2 bedroom condo in Vancouver and North Vancouver since March 2016. We both have excellent jobs and stability (a registered nurse and a construction project manager), and have put in multiple offers on condos with no success. It is frustrating to say the least, especially seeing who we are competing with in this market. At the open houses, there are many potential buyers who do not speak a word of English aside from "Air BnB?" and it is easy to see that while we are looking for a home for ourselves, most of the buyers are looking for investment properties.</p> <p>How can this be allowed, that two hard working, Canadian, educated professionals who are contributing to Vancouver are unable to own a simple condo in their own city?</p> <p>Something has to change, or all the young professionals will be forced out of this city, as is already happening with many of our friends and colleagues. What will happen then, when those who are actually contributing to Vancouver will be gone?</p>	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	COV Real Estate	<p>Subject: Leak reveals secret tax crackdown on foreign-money real estate deals in Vancouver South China Morning Post</p> <p>Hello Mayor and Council,</p> <p>Please read the latest expose by Ian Young from the South China Morning Post regarding tax cheats and the Vancouver real estate market.</p> <p>http://m.scmp.com/news/world/united-states-canada/article/1989586/leak-reveals-secret-tax-crackdown-foreign-money-real?utm_source&utm_medium&utm_campaign=SCMPSocialNewsfeed</p>	

Mayor and Council Feedback Report

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

Date Range: July 23 - 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	Vacancy Home Tax	Dear Gregor, I've noted with amazement your transformation from housing skeptic to housing leader in the past 18 months. Thanks for listening to your citizenry and fighting for those of us who's lack of housing security is on our minds every day. I support the vacancy tax you're proposing... but while that tax will open up more rental to alleviate the current crisis, it will not stem demand from foreign investment. The non-residency tax proposed by your fellow mayors is the next step, and a vital one, to get housing costs back into line with realities of everyday Canadians. If you're against it because you think it will cause drastic damage to our economy, then fight that fight... but don't say it's racist or against people's rights. There is no fundamental right to buy property in a foreign land and then leave it empty for more than 6 months of a year. It's a choice that each community is allowed to make. The right for wealthy people to own homes they don't use as a primary residence seems like a courtesy that we shouldn't make a priority right now. Please become a champion for this...	

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: July 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	opinion	s.22(1)		s.22(1)	No	BC Real Estate	Subject: Mysterious wheeler-dealer is at centre of a web of B.C. real estate deals Vancouver Sun Hello Mayor and Council, Please read the latest article from the Vancouver Sun about the insane Vancouver Real estate market. Yet, still no meaningful action is being taken by politicians. http://vancouver.sun.com/storyline/mysterious-wheeler-dealer-is-at-centre-of-a-web-of-b-c-real-estate-deals	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Foreign Investors	Subject: Foreign buyers bought \$885M in Metro Vancouver real estate in 5 weeks Vancouver Sun Hello Mayor and Council, Please look at the latest foreign investor data provided by the BC Liberals. It appears that the numbers of foreign investors has spiked to 11% in Vancouver, 18% in Burnaby, 18% in Richmond, etc. It's a shame Canadians dream if home ownership are disappearing. http://vancouver.sun.com/news/local-news/foreign-buyers-bought-885m-of-metro-vancouver-real-estate-in-five-weeks-data-shows .	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Foreign Investors	Subject: One in 10 Vancouver home sales went to foreign buyers - The Globe and Mail Hello Mayor and Council, Please read today's article from the Globe and Mail. From The Globe and Mail: One in 10 Vancouver home sales went to foreign buyers	

Mayor & Council	opinion	s.22(1)		s.22(1)	No	Foreign Investors	<p>Subject: Foreign buyers in Metro Vancouver twice as high as previously thought - The Province Hello Mayor and Council,</p> <p>Please read today's article from The Province which provides updated BC Liberal statistics on foreign investors in Vancouver. According to the BC Liberals, foreign investors now are now twice as high in Vancouver as previously reported. This is not surprising to families and young people who have been saying this for years. It's unfortunate that Vancouver politicians were the last ones to realize this.</p> <p>These statistics will not include new immigrants from the failed "Quebec Immigrant Investor Program (QIIP)" loophole which still remains open to this day. Please advocate the federal government to close this loophole and do not be last on this issue.</p> <p>http://www.theprovince.com/news/local+news/foreign+buyers+metro+vancouver+twice+high+previously+thought/12084550/story.html</p>
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Foreign Tax	<p>Subject: Global destinations that impose tax on foreign buyers - The Province Hello Mayor and Council,</p> <p>Please read today's article from the Province regarding other countries which have imposed tax on foreign investors. It was great news today, that the BC Liberals stepped up and took "meaningful" to deal with foreign capital distorting our market. It's unfortunate that Vision Vancouver did not advocate for this years ago.</p> <p>http://www.theprovince.com/business/global+destinations+that+impose+foreign+buyers/12081911/story.html</p>
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Housing Affordability Crisis	<p>There has been a strong sentiment voiced by many, that in dealing with the housing affordability crisis, market forces should play the dominant role. I suggest that a way to incorporate that and deal with the issue, is to introduce a numerical restriction on the number of foreign buyers that could participate in any particular market. This could be done by issuing a series of "Certificates of Entitlement". Without the possession of such a certificate, no foreign buyer could enter into a residential real estate transaction.</p> <p>These certificates, for any particular market, would be sold on public auction. This way the supply and demand factors would play out in the market price of these certificates and not directly on the housing stock as is the current practice. Billionaire investors determined to invest in Vancouver real estate, for instance, would then have to bid against each other for such a certificate and current home equity, already invested, would be dissociated from this market. All proceeds from such an auction would be applied to low cost housing or subsidizing building of rental properties aimed at the disadvantaged. The establishment of such a fund would be more transparent, more easily administered and provide less of a temptation for Govt. to "raid" the proceeds than would be a tax flowing into general revenues.</p>

Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vacancy Property Tax	<p>Dear Mr. Robertson , A 15% property transfer tax is not enough. The flow of EMBEZZLED Yuan into Vancouver will increase: "Chinese sources recently told Reuters the People's Bank of China (PBOC) was willing to let the yuan fall to 6.8 to the dollar by the end of the year to support the economy. That would mark a depreciation of 4.5 percent in 2016, matching last year's record decline." Reuters July 8, 2016 Reciprocal Property Ownership Limits: Create a new regulation same as the law in China. : FIVE years residency to own ONE residential property. NO residential ownership by foreign corporations, domestic dependents or domestic assignees. Income-tested property transfers. 100% In/Out Property Transfer Tax on Foreign Ownership: 100% on all residential real estate transactions in Canada based on place of declared global income. Purchases AND sales. Stop money laundering. Prosecute and Seize Assets of Currency Smugglers: Ordinary working class Chinese are not permitted to export more than \$50,000. out of China. Canadians need 1000s of CRA/RCMP to prosecute and seize and sell proceeds of crime from laundering illegally embezzled Yuan.</p>	See attachment: s.22(1)
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vacancy Property Tax	<p>Subject: Regional mayors reject Vancouver's vacancy tax, propose non-resident tax - Globe and Mail Hello Mayor and Council, Please read todays article from the Globe and Mail regarding Mayor Robertson's proposed "vacancy tax "which will have no impact on housing affordability in Vancouver. Moreover, the "vacancy tax" will be almost impossible to enforce and administer. Almost every other Mayor in the Lower Mainland agree that "foreign capital" is the driver of Vancouver unaffordability and a "non-resident" tax is needed to address this problem. Why is Vision Vancouver and Mayor and Council refusing to address the real problem of unaffordability in Vancouver? Meaningful action is needed on this issue. http://www.theglobeandmail.com/news/british-columbia/regional-mayors-reject-vancouvers-vacancy-tax- propose-non-resident-tax-instead/article31002967/ Regards, Yaletown Resident</p>	

Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vacancy Property Tax	<p>Subject: Support Non-resident tax</p> <p>Just wanted to voice my support of the non-resident tax versus vacancy tax.</p> <p>I have supported the BC Liberals and Andrew Wilkinson, my riding's MPP, and have to say this issue is of major importance to me.</p> <p>I feel we are paying taxes and supporting the non-residents in their investments rather than supporting the members of our own communities. It is costing us our communities and it needs to be addressed!!! I want our young people, immigrants, and elderly to be able to live here. Our homes are not a commodity, and our homes are being sold to off shore investors who erode and in no way contribute to our communities' well being.</p> <p>I can honestly say, if this is not addressed by the Liberals in the very near future I will not be supporting them in upcoming elections and will vote for the NDP party. Every conversation with members of my community revolves around our sense of betrayal by our government. We are being sold out and manipulated by foreign investors.</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	Vacancy Property Tax	<p>Subject: Taxing residential vacancies.</p> <p>Dear mayor and council:</p> <p>Let's check our mayor's latest foray into intergovernmental relations.</p> <p>And let's remember this follows months of public comments on the two most politically incendiary issues in the city and region...housing affordability and pipeline expansion.</p> <p>In this latest foray, our mayor threatened the province about a month ago that Vancouver will go it alone through using its authority to tax businesses if the province doesn't co-operate in implementing a "vacancy tax" (see "Vancouver mayor Gregor Robertson gives vacancy-tax deadline" Globe and Mail, June, 22, 2016).</p> <p>The province jumps to, going so far as to schedule an emergency sitting for next Monday. Various critics join in with comments and objections, again documented in the Globe and Mail (see "B.C. to allow Vancouver to introduce vacancy tax on empty homes" July 11, 2016).</p>	See attachment: s.22(1)

Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vancouver Real Estate Buyers	<p>Subject: Report: How do people reporting poverty level incomes buy million dollar homes? - David EBay</p> <p>Hello Mayor and Council,</p> <p>Please read today's study conducted by David EBay (NDP) and data scientist Jens von Bergmann which shows the amount of new immigrants/foreign investors buying million dollar properties in Vancouver, yet declaring no income for tax purposes. Not only are these new immigrants/foreign investors pricing out local Canadian families from the Vancouver Real Estate market, but they are also tax cheats.</p> <p>This is outrageous that government is doing nothing and allowing this happen. Why is Vision not advocating the provincial government about what is happening in Vancouver?</p> <p>"Homemaker" and "student" are buying multimillion dollar properties, pricing out Vancouverites who have lived in this City their whole life and cheating their taxes.</p> <p>The solution are to intact:</p> <ol style="list-style-type: none"> 1) The BC Housing Affordability Fund (BCHAF) proposed by Thomas Davidoff which over 50 academics have agreed upon. 2) to close the "Quebec Immigrant Investor" (QIIP) loophole. http://davebymla.ca/news/report-low-incomes-in-high-value-housing-areas/ 	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	Vancouver Real Estate Industry	<p>Subject: Vancouver developers sell condos to friends, family and VIPs first - The Province</p> <p>Hello Mayor and Council,</p> <p>Please read about typical "business practices" in the Vancouver Real Estate industry.</p> <p>http://www.theprovince.com/business/vancouver+developers+sell+condos+friends+family+vips+first/12059533/story.html</p>	
Response or Action Update from OTHER DEPARTMENT								

Mayor and Council Feedback Report

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

Date Range: August 02, 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	Vacancy Home Tax	<p>Hello Mr. Robertson,</p> <p>I am gravely concerned about the media coverage, the backlash, and the choice of actions the government has taken to address the real estate situation. First and foremost, I am a dual licensed realtor and insurance agent working for a small, family-run company called s.22(1). Unfortunately, I have not been able to actively participate in the current market especially since I'm fairly new and have no idea how to advise clients.</p> <p>In terms of the new 15% tax, it's obviously a good start however why are commercial transactions exempt? For instance, many of the families are legitimately leaving countries in which the future seems more ambiguous than Canada (for instance like China or Iran). Yet the new tax targets those families fleeing and not the real estate typhoons (a few buildings in west end sold for 60 million recently, 3X the appraised value because of rezoning potential). So why not collect tax money from all foreigners? Also, what are you going to do with all the tax money to be collected? Finally, what have you done or planning on doing with the massive surplus of tax collected over the last year?</p> <p>As for the tax rule only affecting Metro Vancouver, as physics law states, energy is only transferred (not created or destroyed). In other words, whatever frenzy is happening here will likely move to another area. For example, I grew up in a small town in Ontario and only recently the market has gone up there as well. I've spoken with realtors and residence (including local family and friends) and the verdict is the same only on a bigger scope.</p>	
Mayor & Council	opinion	s.22(1)	s.22(1)	s.22(1)	No	Vacancy Home Tax & Arbutus Greenway	<p>In my opinion, the situation with all the absentee owners and those who earn less than poverty levels buying up multi-million dollar homes for cash has to stop. I have suffered with absentee Asian owners in my strata building (weeds, rats, etc.) and see the situation all through the neighbourhood. I have heard my neighbours complain repeatedly. One absentee neighbour, whose home is empty, is "trying" to rent it out but is asking far too much money, which means the multi-million home will remain empty. The 15% tax on foreign ownership will not deter these people. They will just assign their home purchases to Canadian friends/family or to people who have landed status. Tracking tax returns and price of home ownership may be a better way to track who these people are. Further, these people don't care when they have water leaks (as noted in the attached photos), unkempt weed-filled lawns, houses left empty for years that turn derelict. As has been proven previously, they will literally clear-cut trees from their yards without any consideration to laws, bylaws, regulations or forethought.</p>	<p>The citizens are tired and fed up. And as an after-thought, paving the greenway along the Arbutus Corridor really should have been put forth to the community for consultation. Paving is NOT green. There are numerous better options for this Corridor. Turning it into a pseudo-bike lane is NOT what this community wants. Thank you.</p>

Mayor and Council Feedback Report

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

Date Range: August 05, 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	Subject: 9 in 10 Vancouverites support foreign home-buyers' tax, poll finds - CBC Hello Mayor and Council, Please read the following opinion survey from the CBC in which 92% of Vancouverites support the recent BC Liberals 15% Foreign investor tax. Hopefully, this new tax will new tax will have an impact on making the City affordable for families and young people http://www.cbc.ca/news/canada/british-columbia/vancouverites-support-tax-poll-1.3700421	
Mayor & Council	opinion	s.22(1)		s.22(1)	No	COV Real Estate Market	Subject: The Canadian Housing Boom Fueled by China's Billionaires - Bloomberg Hello Mayor and Council, Please read todays international article from Bloomberg regarding unaffordability in Vancouver fueled by foreign capital from China. Hopefully the 15% tax implemented by the BC Liberals makes Vancouver more affordable for Canadian families. Please advocate the Federal Liberals and Justin Trudeau to close the Quebec Immigrant Investor (QIIP) Loophole. http://www.bloomberg.com/features/2016-vancouver-real-estate-market/	

Mayor & Council	complaint	s.22(1)	s.22(1)	s.22(1)	No	Development in COV	<p>Subject: Outraged! Mayor and Council, Yet again you did not listen to the people only the developers. Well, I am leaving this city after 60 years for it is just to much to take. You all should be ashamed, embarrassed and taken out of office for everything you have done from creating the RAV Line under false pretenses of bore tunnel all the way yet changed to cut and cover destroying business and uprooting lives, the complete demolishing of perfectly good homes along the Cambie corridor to accommodate foreign investment in condos, to the outrageous configuration of bike lanes that causes more traffic backups (despite having a 3 minute idle law), to the Oakridge development with heights tall enough to overshadow the Cambie Heritage Boulevard, never mind the increase of traffic that will result no matter your refuting that point, to closing Robson between Howe and Hornby on a permanent basis, to closing Point Grey Road (and who should I list lives there??), to permitting The Rise amid neighbourhood rejection of the plan, to closing the via ducts again against the neighbourhoods objection, to allowing the last of heritage homes to be demolished again for foreign profit, and then this, the Grandview-Woodland plan approval (I am in agreement regarding the Kettle Society building but feel that should not be over 10 stories) that will destroy 3 and 4 story walk-ups for condo purchase where again many will sit empty from foreign buyer investment. How can any of you call yourselves 'representatives of the people of Vancouver', when in fact you are all in the back pockets of developers and ultimately care less about the under \$30,000 annual income people who are forced to cut food costs, health care cost, dental costs, eye-ware costs and never have a holiday and can not send their children (if they can even afford to have any) to camps or join in any out of school activities and ultimately have to move from the city they grew up in because it is completely affordable for them to stay, as well as the social housing project on Main Street that has sat empty for years and then demolished and no replacement housing except for 1. Do you really think that people just go away and wait till something is built for them? I am ashamed to call myself a home grown Vancouverite anymore! I will not vote for any of you again (except Adrienne Carr) and will spread this to the thousands of people I know in this city in hope they will</p>	
Mayor & Council	complaint	s.22(1)	s.22(1)	s.22(1)	No	Parents Leaving Vancouver	<p>Families, young people, workers - who will keep this city going after everyone who's not a millionaire has left? This city is in serious trouble. http://vanmag.com/city/why-parents-are-abandoning-vancouver-its-not-just-real-estate/</p>	

Mayor and Council Feedback Report

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

Date Range: August 08, 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

Mayor and Council Feedback Report

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

Date Range: August 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	opinion	s.22(1)	s.22(1)	s.22(1)	No	Housing & Rental Crisis	<p>Hello,</p> <p>You ask our opinions on what would make Vancouver a better place to live. In my opinion, it would be a heck of a lot better if someone would listen to us about the housing and rental units crisis. Stop talking about needing more data, more studies, just talk to the people...you know, the ones who voted for you, the ones you're supposed to care about. While I am having trouble finding a place to live and may have to leave the province, the house next door sold twice in one year and in the end someone made over a million dollars. My neighbour had asked for 2.2 million and someone offered him 2.5 million. They hung onto the property for a year, with the house remaining empty, until it sold again for over 3 million. So now, my other neighbour decided they'd sell their home for over 4 million. What the hell is going on?! When will someone do something about this?! And please don't site the new tax imposed on foreign buyers. These foreign buyers don't care about a tax when they're able to dole out millions of dollars. We are not stupid, this city and this province are allowing dirty money to be laundered in Canada...it's absolutely shameful!! This makes me and everyone else I talk to absolutely livid! When is someone in power going to do something about this, when the 99%ers leave the province so it can be bought by foreigners who leave those properties empty? Do I have to ask the mayor if I can live with him because I can't find an affordable rental unit?</p>	

Mayor and Council Feedback Report

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

Date Range: August 25, 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 Affordability in COV	<p>Canada tax chiefs knew foreign money's big role in Vancouver housing market 20 years ago, leaked documents show, but they 'ignored' auditors' warning South China Morning Post</p> <p>Hello Mayor and Council,</p> <p>Please read the latest expose by Ian Young of the South China Morning Post related to housing affordability in Vancouver.</p> <p>http://m.scmp.com/news/world/united-states-canada/article/2005794/canada-tax-chiefs-knew-foreign-moneys-big-role?utm_source&utm_medium&utm_campaign=SCMPSocialNewsfeed</p>	

Mayor and Council Feedback Report

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

Date Range: August 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, Sr Planner, Dan Garrison; Planner, Allison Dunnet, both of Housing Policy & Projects Planner	complaint	s.22(1)		s.22(1)	Yes	Affordable Housing	<p>Hello,</p> <p>I'm working right now but next year I will be 65 years old and I hope to be able to retire. I am single with no children or any family that can help me. I can currently afford to pay my rent at \$1100 per month but once I retire, my MONTHLY INCOME will only be about \$1400 a month. I am absolutely terrified that I will become homeless! I can't get on an affordable housing list as my income is higher than the max allowed. The co-ops I've looked into either don't have subsidies at all or won't even accept an application for a one bedroom at all because the demand is so high. I'm a young at heart 65 - I don't need assisted living, I just want to be able to live a decent life after retirement and in a home that I can have a bit of space to put my stuff, some floor space to exercise and have a little room for an out of town family member to visit me. My Robertson, I feel that the current government has sold us out to the foreign investors! We have no housing and the beautiful things unique to Vancouver are being sold to foreign investors - like our beautiful glass dome in Pacific Square and our downtown Art Gallery. Whose idea was that? I'm pretty sure that most Vancouverites are NOT in favour of those sales and unless you're a wealthy person or fortunate enough to have been able to purchase a home 30 years ago, the majority of us are pretty freaked out by the lack of affordable housing! I would LOVE to be able to look forward to my retirement after working hard my whole life but instead, I'm absolutely terrified that I'll be homeless if I do. At this rate, I won't be able to afford to retire at all and I really need to - my physical health is not that great. The stress of not knowing if I'll have a roof over my head soon keeps me up at night and constant knot in my stomach.</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 6, 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	Foreign Tax	Via email: now that you have your foreign tax in place . You have been saying that people cannot buy a house to live in . That this is do to the people from other county buying and inflating the market , I am now watching to see if the people of Vancouver are going to start buying housing or if they are going to find another reason not buy. So before you speak about how other people are the root of your problem maybe you should now be telling the people of Vancouver to start buying you have got your way for a tax now live up telling people start buying and stop blaming others for their problem	

Mayor and Council Feedback Report

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

Date range: September 7, 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	Housing	Subject: We have lost our way https://www.facebook.com/HALTVancouver/ Dear Mayor & Councilors all, I cannot imagine that you are not familiar with a good deal of this information & opinion. Please read my attached letter that comes to you with little hope but with an abundance of sadness for the loss of heart we are all experiencing as lifelong residents & citizens of our beautiful city. On this Labour Day weekend I can only hope that some forethought will begin to develop as you understand the depth of the discontent in our city. Regards, s.22(1)	Please refer to attached letter.	

<http://www.theglobeandmail.com/real-estate/vancouver/citizens-group-rises-up-for-vancouver-real-estate-reform/article30937362/>

This is a useful piece on our housing crisis but does not address the waste of perfectly good housing stock, ostentatious building practices, nuevo riche attitudes & the grief those of us feel to the threat that our sweet, modest, comfortable homes & our beautiful gardens are worthless. It's only the value of the land to outsiders that matters. Not the rich soils the beautiful hardworking trees, the lovingly tended land but a measure of space dictated by artificial concepts of value. There is not another self respecting city in the world that would allow this.

The sweetness of our neighbourhoods & how that will change forever seems to be lost in the city's defence of their blind position that we require more housing. They certainly don't like to hear that we have probably over 11,000 empty homes all over the city. The city's deeply positional stance is all about money & the disgraceful relationship with the construction industry. The reasons for the foreign interest in Vancouver property are multi-fold, but chiefly it is speculative, & that appears to be already reflected in the response to the 15% foreign owner's tax introduced last month. The Real Estate Board reports a 26% decrease in sales compared to August 2015. However so far these interests are not just winning but cleaning up, along with the developers, and the construction companies, & the city of Vancouver who are the facilitators of this debacle. Although there is push back, it is not cohesive, not really descriptive of the multitude of problems that are created, & certainly not effective. This tax does not address the formidable mountains of waste, the loss of good housing stock, the destruction of neighbourhoods & the unaffordability of living in Vancouver.

For those of us who have built our lives here in the peaceful neighbourhoods of Vancouver, deep down we are all lulled by the likelihood we will be personally benefited by this disgraceful set of policies. But any financial benefit will come with broken hearts & years of distress as we contemplate that all the years of properly looking after our pretty, modest homes, building & sustaining our lovely gardens, nurturing them with compost from our kitchens before the people at city hall even knew what compost was, is a worthless exercise, dismissed in the face of the worship of the almighty dollar! We are told how lucky we are by people who have never slaved away in a garden, coming in at the end of the day of hours of this creative labour, too tired to make dinner, but delighted with the privilege we have enjoyed by nurturing the land we are stewards of. A little house with a garden, to nurture & grow some vegetables & some fruit trees, & feed the birds & enjoy the flowers. The respect for this life style does not exist in this current set of values, which is about big, unfriendly looking piles of poorly built "mansions" 6 bathrooms, (who the heck needs 6 bathrooms), & "ownership". No thought of contribution to the land, the birds for which Vancouver is especially famous, never mind the neighbourhood, the village shops that are closing weekly, the schools with declining enrolment, and the community. All that matters is what is "owned" & what it is "worth", not intrinsic value but artificial value, manipulated & encouraged by a city that cannot manage itself. We now inhabit a city that is dirty, congested & has lost its heart. We won't be the first city to fail profoundly in the natural process of growth & development, but watching it unfold in all its arrogance & misguided glory is a bewildering heartbreak.

I repeat, there is not another self respecting city in the world that would allow this. In Paris & London & San Francisco, Brooklyn & Boston & Seattle for goodness sake, to say nothing of the

beautiful cities of Europe, this wholesale destruction is not allowed. No tearing down & replacing with junk mansions, simple, alarmingly simple. Preservation of the old, restoration, renovation, renewing is not just fashionable, which believe me it is, it is the law in all the great cities of the world & those that aspire to be great. The foreign interests do just fine in these circumstances. They can make their purchased properties look like the Guggenheim on the inside if they so wish, but the exterior & the grounds are retained, according to the history & tradition of those cities. Multiple family arrangements can be creatively accommodated & the character of the buildings & the neighbourhoods retained. This is done all over the world with great success. Remember it wasn't so long ago that to have a suite in your house was considered "illegal". It wasn't taken into consideration that lots of decent housing was being provided for people, supplied by this means, especially on a shorter term basis such as student housing. Rather than regulate & refine this shared housing arrangement the then city government called it "illegal" & chose to disregard the fact that it was a needed commodity. Now they get it, that it is not just needed but desperately needed. Vancouver city governments have a long history of being very slow to understand the realities of their tasks at hand. It is easy to spread the responsibility & fob off the city's duty of care to other levels of government, but the real issue of managing our precious environment is the city governments & they have failed & are failing us miserably.

Please don't drone on about how our housing is not to the standards of the great cities of the world in the first place. Every week I witness a beautiful craftsman house in pristine condition or a landmark character house like the SW corner of 33rd & Larch waiting for its demolition. Vancouver specials the trend of the 60's, are destroyed. We see that they are well built structures & make wonderful & classy renovated homes, when undertaken in a creative manner. Great for intergenerational living, a reality that is increasingly important as our boomers age.

There are examples everywhere of the wholesale destruction of our neighbourhoods. Waste & disregard are the facts of our times. We are all witnessing the tear downs of 20 year old buildings which were touted to be wonders of building standards at that time, but now they are being replaced to the tune of densification, & we are expected to believe these new piles are the state of the art standards, will not leak, & will be thoughtfully designed & built to relieve the perceived housing shortage. It seems they were not right about that either as so many new homes & multiple units are left empty due to off shore so called "investment". This idea that there is densification needed or being provided is just not true, but a line of propaganda fed to us through the city council, initiated by the vested interests of developers & the construction industry. That these folks are thriving in an otherwise incompetent economy is another discussion for another day.

How about these 2 rules. You can't tear perfectly good housing down & whatever you own must be lived in. Simple, maybe too simple for those who are accustomed to obfuscation can fathom, but people understand this.

I did not elect Bob Rennie, but to be sure it is Bob & his cohorts & the construction industry that are in charge of our city's present & future development. It is self interest for this group that reigns, & the trickledown economics of the last century that give low wages, not to skilled trades people in the restoration/renovation sector, but to the demolition framing part of an unregulated, unsafe industry, populated by unskilled workers, staggering around in incomprehensibly unsafe worksites, piled with debris of one kind or another. Sites that often sit for many, many months in the rain until they are black with mould. They are eventually closed in, mould & all.

The amount of old growth timber now clogging the landfills, the utter lack of any sense that this release of carbon will never be recaptured by any advances in any technology in any of our lifetimes, is simply bizarre. We are expected to just believe that this is a city that does not just aspire to be green but is green. This is an untruth of the most ridiculous & deceitful order.

This reality is accompanied by the blind disregard of the city's politicians to the needs, desires, values & aspirations of its loyal citizens. It is a deconstruction of mammoth proportions, destructive, wasteful & disrespectful in every sense of the word.

s.22(1)

Vancouver, BC

s.22(1)

Mayor and Council Feedback Report

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

Date range: September 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	Opinion	s.22(1)		s.22(1)	No	Housing	<p>Subject: Seizures of undeclared cash spike at Vancouver International Airport - Globe and Mail</p> <p>Hello Mayor and Council,</p> <p>Please read todays article from the Globe and Mail regarding foreign capital flowing into the Vancouver Real Estate market. Serious action needs to be taken to address this so young people and families can live in Vancouver.</p> <p>http://www.theglobeandmail.com/news/british-columbia/seizures-of-undeclared-cash-spike-at-vancouver-international-airport/article31787802/</p>	
Mayor & Council	Opinion	s.22(1)		s.22(1)	No	Real Estate	<p>Subject: Vancouver Real Estate speculators are taking advantage of loopholes and lax oversight - Globe and Mail Investigation #CodeRed</p> <p>Hello Mayor and Council,</p> <p>Please read todays latest shocking Globe and Mail investigation regarding Vancouver Real Estate speculators that are taking advantage of loopholes and lax oversight by the government.</p> <p>It is unbelievable that politicians on all levels of government are allowing this happen to our City. Housing affordability is forcing families and young people out of Vancouver. Yet, these loopholes still exist allowing foreign speculators to make millions. Leadership and action needs to be taken on this issue.</p> <p>http://www.theglobeandmail.com/real-estate/vancouver/out-of-the-shadows/article31802994/</p>	
Service Requests or Feedback Sent to OTHER DEPARTMENT for Action or Review								
Response or Action Update from OTHER DEPARTMENT								

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
City Branch also notified (if applicable)	Feedback Type (complaint, compliment, opinion)	Requestor Name	Phone	Email	Citizen Requested a Response	Topic	Case Details	Additional Case Details/ Event Notes
Housing Policy & Projects Planner G. Anderson	Letter	s.22(1)			Yes	Housing	<p>s.22(1) Thank you for your thoughtful and considered letter. You raise some very important points and are right in highlighting the critical need for meaningful and ongoing intergovernmental action, both between municipalities and service authorities across the Metro Vancouver region, and with the Provincial and Federal governments. While more collaborative effort is needed, the City is committed both to working with the senior governments and taking individual action on some of the key issues you have highlighted. Along with our work on non-market housing, these include:</p> <ul style="list-style-type: none"> • The City's Rental 100 program and the Tenant Relocation and Protection Policy (http://vancouver.ca/people-programs/creating-new-market-rental-housing.aspx), as well as policies designed to ensure housing suitable for families (http://vancouver.ca/news-calendar/housing-mix-policy-to-increase-options-for-vancouver-families.aspx) • We are currently working on policies related to empty homes and short term rentals (including Airbnb). (http://vancouver.ca/news-calendar/vancouver-takes-next-steps-on-taxing-empty-homes.aspx) (http://vancouver.ca/doing-business/short-term-rentals.aspx) • Recently it was announced that, the first four, of a total of twenty, City-owned properties will be contributed towards the construction of affordable housing. These properties represent a significant investment on the part of the City, and partnering with senior governments on these projects will be important in ensuring that the housing created is as affordable as possible. (http://vancouver.ca/news-calendar/city-of-vancouver-affordable-housing-agency-building-400-new-affordable-rental-homes.aspx) • At the half-way mark, we are working to evaluate and adjust our 10 year Housing and Homelessness Strategy, which acts as a central long-term plan with regards to housing (http://vancouver.ca/files/cov/Housing-and-Homeless-Strategy-2012-2021.pdf). Other important long-term planning initiatives include our Healthy City Strategy (http://vancouver.ca/people-programs/healthy-city-strategy.aspx) and our community plans, such as the recently adopted Grandview-Woodland Plan (http://vancouver.ca/home-property-development/grandview-woodland-community-plan.aspx) <p>I am glad to hear that you have been active in contacting your MLA and MP, as advocacy and public engagement on these issues are vital in driving change and providing the necessary political pressure to spur further government action.</p> <p>The Federal government is currently developing a new National Housing Strategy. If you haven't already, I would encourage you to take the opportunity to provide your input and ideas (https://www.letstalkhousing.ca/).</p> <p>Finally, Mayor Robertson issued a statement on housing over the weekend that you may be interested in: http://mayorofvancouver.ca/news/statement-mayor-gregor-robertson-rental-housing-security</p> <p>I hope these resources are helpful, and don't hesitate to get in touch with any further questions or concerns.</p>	<p>Finally, Mayor Robertson issued a statement on housing over the weekend that you may be interested in: http://mayorofvancouver.ca/news/statement-mayor-gregor-robertson-rental-housing-security</p> <p>I hope these resources are helpful, and don't hesitate to get in touch with any further questions or concerns. Please refer to attached original Letter from citizen.</p>

September 1st, 2016

s.22(1)

Vancouver, BC s.22(1)

Mayor and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor Robertson and City Councillors,

I am writing to you to express my dismay at the ongoing housing crisis and lack of effective regulation and planning with regards to development in Vancouver.

I would like to acknowledge that this is a complex issue and I am in full support of what the City of Vancouver has done to try and secure social housing units, but the crisis is at the point where serious intergovernmental action is required.

I have been working as a mental health worker in supported housing for nearly 10 years in Vancouver and have seen many of my clients, friends and community suffer as a result of renovictions, skyrocketing rents and unbridled development, which appears to serve only the wealthiest members of society.

I have written e-mails and letters before to you, my MLA and my MP, yet I often hear back that the real solution lies with a different level of government. My sincere belief is that the responsibility lies with all levels of government and that an intergovernmental task force to address housing affordability and social development would be the best way to resolve this crisis. In the meantime, I hope that you will do whatever you can to address the following major issues:

- The severe lack of affordable housing in Vancouver.
- The prevalence of poorly regulated domestic practices that are intensifying the crisis such as renovictions leading to exorbitant rent increases, house flipping and Airbnb.
- The continued misuse of housing and real estate as effective currency, which is damaging to both people who need housing and social amenities, and to businesses who need affordable buildings in which to operate.
- The lack of regulation and long term planning with regards to an affordable, sustainable and diverse city for all. A good example of this failure in Vancouver is the fact that a billionaire like Chip Wilson can buy virtually an entire city block for his exclusive capitalist project, without the local community having any real say in the matter.

Please ensure that my letter is read by the entire team and that I receive a genuine, considered response to the specific points I raise.

Yours Sincerely,

s.22(1)

Mayor and Council Feedback Report

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

Date range: September 15, 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	Affordable Housing	Subject: Incomeless students spent \$57-million on Vancouver homes - The Globe and Mail Hello Mayor and Council, Another day, another shocking Globe and Mail expose on the Vancouver Real estate market. It appears that incomeless "students" and "homemakers" are buying numerous multi-million homes in Vancouver. This is obviously fraud, money laundering, or tax evasion. However, this seems to be permitted by politicians while Canadian families and young people are being forced out of Vancouver due to high housing costs. Unbelievable, Regards, Yaletown resident	
Mayor & Council	Opinion	s.22(1)		s.22(1)	No	Affordable Housing	Subject: Student flipped Point Grey property for \$1.16-million profit: NDP MLA - The Province. Hello Mayor and Council, Please read today's report by David Eby on the tax evasion going on in the Vancouver Real estate market. "Students" and "homemakers" are buying multiple multi million dollar homes in our city. http://www.theprovince.com/business/student+flipped+point+grey+property+million+profit/12193663/story.html Regards, Yaletown Resident	
Mayor & Council	Opinion	s.22(1)		s.22(1)	No	Vacant home tax	Email submission: "Hello dear Mayor Robertson, I thank you for what you've done regarding crazy Vancouver Housing Price! I support your empty home tax, but, I do think it's not the perfect solution. Why don't you levy extra property tax on foreign home owner??!! Why don't you tax extra property tax on all second, third property?? These measures will be more efficient than vacant tax! Please consider!!!!!!!!!!!! Thanks, s.22(1)	