

File No.: 04-1000-20-2018-636

March 1, 2019

s.22(1)

Dear s.22(1)

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

I am responding to your request of for:

All correspondence relating to Motion B10 – Protecting Tenants from Renovictions and Aggressive Buy-Outs or commenting on “renovictions” or “vacancy control”, from November 1, 2018 to December 4, 2018, between the:

- 1. Public and Mayor Stewart and City Councillors,**
- 2. Public and the City Manager,**
- 3. Public and the GM of Planning, Urban Design and Sustainability (Gil Kelley),**
- 4. City Manager and Mayor Stewart and City Councillors, and**
- 5. GM of Planning, Urban Design and Sustainability (Gil Kelley) and Mayor Stewart and City Councillors**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1), s.15(1)(l) and s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request 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 (#04-1000-20-2018-636); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,



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

*Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4*

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Records sent via ftp space.

:ma

From: s.22(1)

To: "Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>

Date: 12/3/2018 11:22:48 AM

Subject: Action for Renters, we need your help

Hello,

I am writing as a rental tenant in Vancouver who is currently waiting to find out if I will be renovicted. I urge you to move forward with Counceler Swanson's motion to ban renoviction and aggressive buyouts.

s.22(1)

s.22(1) . We have been lucky to pay less than market prices as the rents around us skyrocket and thankfully our building has managed to weather the minimal investment in maintenance/repair made by the owner. We haven't wanted to rock the boat knowing that should the owner decide, we will all be out on the street.

This is where we find ourselves. Granted, the owner hasn't made his decision but the amount of stress caused to us tenants is palpable, especially for the seniors who have limited income and will be truly desperate should we be renovicted. s.22(1)

s.22(1) she will not be able to find accommodation even close to what she has been paying. None of us in the building will be able to afford to live in the neighborhood, and likely the city, and our little community at the s.22(1) will lose some beloved residents, not to mention our regular patronage at the businesses nearby us.

It's understandable that apartment owners want to make as much money as possible, everyone does, but it is disturbing to think that they have the power to decide the fate of the residents of their buildings. Surely there can be protections provided to the rental tenants this city. So many of us have lived in Vancouver for decades and are willing to do what it takes to remain because we love it and have found community in vibrant neighbourhoods that we are loathe to leave behind. s.22(1)

s.22(1) . Do the councillors and Mayor of Vancouver care about those who have helped create this city that is so desirable to live in? Must we be pushed out to make room for the homogenization of a city available only to the rich? I refuse to believe that there is no place in Vancouver for people like me or the residents in my building. I ask you to stand with me, the residents in my building and others whose home and security is at risk. We need hope.

Thank you for your time,

s.22(1)

From: s.22(1)

To: "Swanson, Jean" <Jean.Swanson@vancouver.ca>

CC: info@kennedystewart.ca

["Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>](mailto:Rebecca.Bligh@vancouver.ca)

["Boyle, Christine" <Christine.Boyle@vancouver.ca>](mailto:Christine.Boyle@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)

["Dominato, Lisa" <Lisa.Dominato@vancouver.ca>](mailto:Lisa.Dominato@vancouver.ca)

["Fry, Pete" <Pete.Fry@vancouver.ca>](mailto:Pete.Fry@vancouver.ca)

["Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>](mailto:Colleen.Hardwick@vancouver.ca)

["Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>](mailto:Sarah.Kirby-Yung@vancouver.ca)

["Wiebe, Michael" <Michael.Wiebe@vancouver.ca>](mailto:Michael.Wiebe@vancouver.ca)

Date: 11/28/2018 8:35:26 AM

Subject: Another Renovation in Progress Needs Your Support Immediately - Urgent!

Attachments: s.22(1) _City of Vancouver_Renovation.pdf

Att: Jean Swanson and all Vancouver City Council

Please read file.

s.22(1)

s.22(1)

November 28, 2018

Att: Jean Swanson

Cc: Kennedy Stewart, Rebecca Bligh, Christine Boyle, Adriane Carr, Melissa De Genova, Lisa Dominato, Pete Fry, Colleen Hardwick, Sarah Kirby-Yung, Michael Wiebe

Dear Ms. Swanson,

Firstly I would like to thank you for all your courageous advocacy work for the citizens of British Columbia and particularly your role with regards to tenants rights.

I am writing to bring to your attention the ongoing frustrations myself and my neighbouring tenants have endured s.22(1)

s.22(1)

s.22(1) first made contact with me by phone in s.22(1) asking how I felt about paying an additional s.22(1) per month for my suite (s.22(1)). I told him I was not prepared to pay that amount. A few days later he came to my door asking me again. I told him I was prepared to pay an increase in accordance with the amount permitted by law. He told "I will not do that, but I'll do what I have to do".

He has taken this approach with every tenant in the building. In some cases blatantly stating he would evict them. Since that time he has evicted one tenant in s.22(1) s.22(1) giving the reason for eviction as: "Convert the rental unit for use by caretaker, manager or superintendant of the residential property."

On s.22(1) I received an Eviction Notice and was also given the reason "Convert the rental unit for use by caretaker, manager or superintendant of the residential property." s.22(1)

s.22(1) . I refuse to succumb to the illegal and intimidating practices of s.22(1) and his associates.

In s.22(1) began by clearing the front yard of at least four trees in excess of 8" in diameter without having applied for any tree removal permits. He and his associates have been renovating suites regularly in the building, removing bathtubs, sinks, kitchen cabinetry, drywall carpet and underlay without having applied for a single permit.

On a s.22(1) the Police were called due to noise caused by the construction. The police did arrive and shut down the construction.

On s.22(1), on the front door of the building the City posted a Stop Work Order which stated The Owner was in Violation of the Building and Zoning By-laws. Specifically: on construction / installation being carried out at the address "**Work without Permit**" and "**Not in Accordance with VBBL**". It also stated "**No person shall remove or in any way tamper with this Notice**".

The following day the Order was illegally removed by the owners and they continued with renovations. Numerous complaints by me and other tenants to the City Planning Department have not prevented s.22(1) and his associates from continuing with renovations. At least six suites have been gutted. Up until last s.22(1) 5 bathtubs piled up in the back of the building while 1 bathtub was left in the bare living room of the first evicted suite.

At least s.22(1) have voluntarily moved because they feared the rent increases. One tenant explained he simply cannot deal well with confrontation. s.22(1)
s.22(1)

On s.22(1) the fire alarm was set off. I believe it was caused by s.22(1) and one of his associates who were, according to the tenant below, grinding metal in s.22(1). Apparently s.22(1) did not know how to turn the alarm off. The fire department arrived. I advised the Fire Chief as he entered the front door of the building of the work being done in s.22(1) and of the Stop Work Order which was removed illegally. I do not know what the Chief's determination of the cause for the alarm. I was on the phone with the City's Planning Department when the firemen left. According to s.22(1) s.22(1) "It's highly likely the vapour from grinding metal would set off the alarm".

Two weeks later at 10:20 pm, 1 ½ hours after I made a call to the City Police non-emergency to report s.22(1) and two of his associates working in s.22(1), I received a call from an Officer Charna who explained it was out of his jurisdiction to enforce the Stop Work Order and that I must address the incident to City Bylaws. I went to sleep around 11pm. s.22(1) was still working in the suite.

s.22(1) had made applications to renovate s.22(1) long after the Stop Work order. He still has not applied for permits on s.22(1) which he gutted and are now near completion. In the window of s.22(1) he has posted a For Rent sign.

The City Inspector Hilton Hartwell had given s.22(1) an Order for Access and arrived at the building on s.22(1) did not attend. Instead he sent his friend. s.22(1) had not served a single tenant with a Notice to Enter. No Inspection was conducted.

s.22(1) distributed a 24 Hour Notice to all suites for access between 12:00-3:00 pm s.22(1) To the best of my understanding he slipped the notice under the door of each suite as he did in my case with the exception of one. In that case when the tenant asked s.22(1) what the inspection was about he threatened her with Eviction. According to the Tenancy Act "sliding Notices under the door is not an acceptable way of serving Notice".

s.22(1) along with a co-owner knocked on my door. s.22(1) stated he was there to inspect the suite. I asked him "where are the city inspectors?" He stated "They're not here". I then informed s.22(1) that regarding all suites to which he has given notice by slipping the notice under the door The Tenancy Board considers it Not Served. s.22(1) said he would inform the Inspector that all the tenants were refusing him access and therefore his hands were tied. This is a rather ridiculous statement considering the City Inspectors do not work weekends. s.22(1) is fully aware of that. It's up to him as the Landlord to find out the correct way to issue a legal Notice of Access. The question begs why they were there trying to gain access to our suites on a Sunday in the first place while denying access to the City Inspectors while knowing full well the City Inspectors would not be in attendance.

s.22(1) owned and operated the s.22(1) in Prince George. In s.22(1) was ordered by the City of Prince George to clean up the Trailer Park.

I spoke with Prince George City Councillor Mr. Brian Skakun. He explained to me that, as a result of the exhaustive efforts City Council made trying to enforce s.22(1) to clean up the park, the council passed a Cost Recovery By-Law, allowing them to hire a company to do the work and add those costs to s.22(1) property tax bill.

An excerpt from the Prince George Citizen quotes Councillor Brian Skakun:

"It's really sad, in my opinion, that it's gotten to this point," said Coun. Brian Skakun, who said some of the blame has to fall with the city. "I appreciate that we're taking action now. I think it's definitely the right thing to do."

The situation we are in is clearly a **Renoviction In Progress** and it is causing enormous anxiety and stress for those of us who live here. As you are very aware, affordable housing in Vancouver is perhaps more dismal than ever. We as tenants need your support. We see first-hand a system which is taxing, not just the tenants but, the city inspectors and various departments in City Hall. We ask that City Council use the full weight of its' power to stop s.22(1) and others like him, before any more tax dollars are wasted. He has demonstrated blatant disregard for the law at the cost of our human dignity and our community and simply for his own profit. He will continue to brazenly pursue this Renoviction while lying, intimidating

illegally removing trees, ignoring Stop Work Orders and defying the City Inspector's Orders for Access.

We insist that you take this matter seriously as lives are being affected.

Sincerely,

s.22(1)



From: "[macey budgell](#)" s.22(1)
To: "[Wiebe, Michael](#)" <Michael.Wiebe@vancouver.ca>
CC: "[Carr, Adriane](#)" <Adriane.Carr@vancouver.ca>
"[Hardwick, Colleen](#)" <Colleen.Hardwick@vancouver.ca>
Date: 12/3/2018 4:37:23 PM
Subject: Budgies on Motion B10

Hi Mike,

How's it going? congratulations on city council!!!! I'm emailing you and I know it's last minute, (as you know being a business owner is all consuming sometimes), but I'm emailing you about voting yes on B10. I have never emailed anyone on city council about anything before, I just feel that this issue is very important and that you can probably relate. I truly believe this city can not take anymore blows to affordable housing. It effects everybody, including small business owners. We all know that small and big business are having the hardest time finding employees for the last few years in Vancouver. Every single person I know that owns a business is over worked and in some cases having to close one or two days a week because of the lack of employees. The consensus I get from my own employees is how hard it is to find housing let alone affordable housing which is why most of them have to move out of the city or back to the suburbs with their families. We used to put up a hiring sign and receive 10 -20 resumes in a couple of days , now we get a couple in a few weeks. I think we pay fair wages plus tips and I provide full medical and dental, Christmas bonus's and endless free meals and we struggle to find employees. They just can't find places to live. I think voting yes on the B10 motion is just one small way we can help our present and future employees have a little more security in this already expensive city we all love calling home. I hope our community can count on you making a grounded decision based on right action. Thank you for reading. Merry Christmas and Happy New Year !!!

Best,
Macey Budgell
Owner/operator of Budgie's Burritos LTD

From: "Vira Prykhodko" <ViraP@petersonbc.com>
To: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
CC: "Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Kelley, Gil" <Gil.Kelley@vancouver.ca>
"Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>
"Mark Boden" <markb@PetersonBC.com>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>

Date: 11/28/2018 4:44:28 PM

Subject: City of Vancouver Renoviction Motion

Attachments: Peterson Letter to the City Council.pdf

Dear Mayor and Council,

I am a rental property manager and I am writing you today regarding the motion before you entitled Protecting Tenants from Renovictions and Aggressive Buy-Outs. I wish to ensure that you are acutely aware of the hugely negative consequences to renters, the community, and landlords alike should this motion be passed, and I ask that you please hit "pause" and take the necessary time to undertake a thorough and objective analysis of the unintended consequences of the measures proposed therein.

Like me, you should be very concerned about the impact these proposed measures will have on the quality of existing rental stock and, perhaps more critically, the building of new rental housing (especially purpose-built rental housing) that we so desperately need for our social and economic well-being. I encourage you to reject this motion outright and take the time to really study and understand the issues and consequences of what is being proposed. Please take the time to seek well-considered and appropriate solutions through consultation with housing experts and economists. Reach out to our industry through LandlordBC. You simply cannot afford to get this wrong because the stakes are far too high.

I am especially concerned about the motion proposing vacancy control, *the tying of rent controls to the rental unit*. Vacancy control would, for all intents and purposes, negate the financial viability of a landlord's rental business in British Columbia. Furthermore, vacancy control would spell the end of new purpose-built rental construction in BC at a time when we are finally starting to see some new rental housing being built in the City of Vancouver and in other communities across the province (please see UDI November 2018 Rental Builder Survey

<http://udi.bc.ca/wp-content/uploads/2018/11/Urban-Development-Institute-Rental-Builder-Survey-Backgrounder-1-1.pdf>).

Suspension of new purpose-built rental housing construction would be devastating for all our communities and further exasperate the current rental housing supply crunch. Sadly, it is the steadily growing population of renters who would ultimately suffer the most.

Please take the time to step back and really understand the issues and the potential solutions. Reject this motion in its entirety. Thank you for your leadership in this regard.

Regards,

Vira Prykhodko
Senior Property Manager

1701 - 1166 Alberni Street, Vancouver, BC, Canada V6E 3Z3
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Peterson COMMERCIAL



November 28, 2018

Mayor & Council
City of Vancouver
Sent via email: ccclerk@vancouver.ca

Motion: Protecting Tenants from Renovictions and Aggressive Buyouts

Dear Mayor and Council,

I am a rental property manager I am writing you today regarding the motion before you entitled *Protecting Tenants from Renovictions and Aggressive Buy-Outs*. I wish to ensure that you are acutely aware of the hugely negative consequences to renters, the community, and landlords alike should this motion be passed, and I ask that you please hit "pause" and take the necessary time to undertake a thorough and objective analysis of the unintended consequences of the measures proposed therein.

Like me, you should be very concerned about the impact these proposed measures will have on the quality of existing rental stock and, perhaps more critically, the building of new rental housing (especially purpose-built rental housing) that we so desperately need for our social and economic well-being. I encourage you to reject this motion outright and take the time to really study and understand the issues and consequences of what is being proposed. Please take the time to seek well-considered and appropriate solutions through consultation with housing experts and economists. Reach out to our industry through LandlordBC. You simply cannot afford to get this wrong because the stakes are far too high.

I am especially concerned about the motion proposing *vacancy control*, the tying of rent controls to the rental unit. Vacancy control would, for all intents and purposes, negate the financial viability of a landlord's rental business in British Columbia. Furthermore, vacancy control would spell the end of new purpose-built rental construction in BC at a time when we are finally starting to see some new rental housing being built in the City of Vancouver and in other communities across the province (please see UDI November 2018 Rental Builder Survey

<http://udi.bc.ca/wp-content/uploads/2018/11/Urban-Development-Institute-Rental-Builder-Survey-Backgrounder-1-1.pdf>).

Suspension of new purpose-built rental housing construction would be devastating for all our communities and further exasperate the current rental housing supply crunch. Sadly, it is the steadily growing population of renters who would ultimately suffer the most.

Something Greater



In closing, I wish to reiterate that the stakes are very high as you consider this motion. Please take the time to step back and really understand the issues and the potential solutions. Reject this motion in its entirety. Thank you for your leadership in this regard.

Sincerely,

PETERSON COMMERCIAL PROPERTY MANAGEMENT INC.

Per:

A handwritten signature in black ink, appearing to read "V. Prykhodko", followed by a horizontal line.

Vira Prykhodko
Senior Property Manager
Direct Phone #: 604-699-5261
Email: virap@petersonbc.com

Something Greater

1701-1188 Alberni Street
Vancouver BC V6E 3Z3
petersonbc.com

From: "David Sander" <david@hollyburn.com>
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
CC: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Kelley, Gil" <Gil.Kelley@vancouver.ca>
"Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>
Date: 11/30/2018 9:09:38 AM
Subject: Council Motion: Protecting Tenants from Renovictions and Aggressive Buyouts
Attachments: SKMBT_C22418113009090.pdf

Dear Mayor Stewart and Council,

Please find attached for your consideration a short discussion outlining our concerns with above noted council motion.

Best regards,
David Sander

--



Building Rental Communities Since 1975.

David Sander MSc | *Director*

E: david@hollyburn.com | www.hollyburn.com

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Vancouver > Calgary > Toronto > Ottawa

[Facebook](#) | [Twitter](#) | [LinkedIn](#) | [Instagram](#)



November 30, 2018

Mayor Stewart and Council
City of Vancouver
453 W 12th Ave
Vancouver, BC V5Y 1V4

Dear Mayor and Council,

RE: Motion 12 on the November 28, 2018 Council Meeting Agenda

Hollyburn Properties Limited is a leading national rental housing provider serving over 10,000 residents in four cities across Canada. In British Columbia, we are one of the largest owners and operators of purpose-built rental housing, proudly operating for 43 years. We specialize in both the development and long-term management of multi-family rental apartment communities and are honored to be a part of many great neighbourhoods in Vancouver. We write to you regarding the regional housing crisis and the motion moved by Councillor Swanson, titled: *Protecting Tenants from Renovation and Aggressive Buyouts*.

Hollyburn recognizes that there is a rental housing crisis underway in Vancouver. We understand that virtually everyone will live in rental housing at some point in their lives, and therefore, this crisis affects us all. A rental supply shortage impacts the mobility of our workforce, which distresses small business and the economy; it also forces families and individuals into sub-standard housing. Worse, it is contributing to the increase of homelessness in the city. It is clear that proceeding with the status quo is not a viable option for ending this crisis; in turn, the margin of error from our policy makers is now razor thin if we are to return to an affordable rental housing market. This is why we write.

As the City is aware, the Province is presently reviewing the Residential Tenancy Act. Hollyburn believes coordination between different levels of government is crucial to avoid potentially detrimental unintended consequences, and to ensure that rental development is feasible and encouraged, as the Province and the City of Vancouver have indicated they would like to see. Therefore, we ask that Motion 12 be deferred until after the review of the Residential Tenancy Act has been completed by the Province.

If Motion 12 is not deferred, we believe there are several elements that have the ability to devastate the City's rental housing stock to the long-term detriment of rental property owners and renters alike. For example, vacancy control will dramatically reduce both new rental development and significantly and investment into building repairs and maintenance. This will happen at precisely the same time as most buildings in the city reach and surpass the end of their intended lifecycles, posing catastrophic results. The vast majority of these buildings are over 50 years old and owned by small business owners with limited resources. Moreover, the fact that the City of Vancouver is even considering vacancy control as an option serves to undercut the private sector's confidence in the stability of the political arena in which we contemplate massive long-term rental investment and is itself a deterrent to rental development.

To further this conversation, if any member of Council or Senior City Staff would like to tour rental properties in the City of Vancouver to gain further insight into the nature and condition of our City's rental housing stock, Hollyburn would be more than happy to arrange a tour.

» HOLLYBURN.COM

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OTTAWA

235 Bay St, Ottawa, ON
Page 12 of 51 - Part 4 of 5
T: 613.235.0342 | F: 613.235.0345



HOLLYBURN
PROPERTIES LIMITED



Best Regards,

David Sander
Director, Hollyburn Properties Limited
Chair, UDI Rental Housing Committee

» HOLLYBURN.COM

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From: s.22(1)
To: "Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
Date: 12/2/2018 9:54:00 PM
Subject: Councillor Jean Swanson's motion to ban 'renovictions'

Dear Councillors,

I am writing to ask that you consider the predicament that a close friend of mine finds herself in. Her name is s.22(1)

Before you make a decision, I would ask that you address s.22(1) situation. She has lived in said building for s.22(1) and is a staple part of the 'Kits Beach' community. s.22(1) is passionate about where she lives and would be devastated if she were to be evicted.

A memo from the s.22(1), states 'The future redevelopment plan that is being proposed will require the rental units to be vacant.' Further 'We understand that the unknown schedule regarding the possibility of redevelopment of the property may cause some concern with residents as they think about their future living situation.' This matter of fact statement is egregious to my friend in the extreme. She has always considered s.22(1), to be her 'forever' home and to be blandly informed that she could be evicted, is heartless.

Jean Swanson's motion 'stipulates that if landlords do renovations that require tenants to vacate their units, then they must be offered the unit back at the same rent when the renovation is finished. This would massively reduce the incentive for landlords to do big renovations for the purposed of getting rid of their current tenants in order to rent out the suite at significantly higher rents.'

I feel strongly that in the case of my friend s.22(1) this motion should ABSOLUTELY be passed. She would then be allowed to live her life without the looming presence of an eviction notice hanging over her head.

I trust that you will see the integrity of this motion with its compassionate and realistic message.

With respect

s.22(1)

(My neighbour in the building s.22(1), is of the same persuasion.)

p.s. It is my understanding that s.22(1) has sent a communique to the City

p.p.s. I can be contacted at any of my coordinates below if I can be of help in this serious matter

s.22(1)

From: "Brian Alexander" <balexander@cypresscap.com>
To: "Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
Date: 11/29/2018 3:23:32 PM
Subject: Feedback on Rental Housing Discussion

Hey Mike,

I figured I would email your city address with city business.

I have been reading the discussions about 'renovictions' and the plight of renters in Vancouver and had some thoughts that I didn't see reflected in the media coverage.

I consider myself a pretty impartial observer on this issue. I am lucky enough to own my house and have a little suite that we rent out well-below market because we like out tenant. I am not impacted one way or the other by these policies, except as it relates to the city generally. Personally I would like to see affordability improved for both renters and owners and am typically in favour of anything that makes Vancouver an easier city to live in for lower and middle income people. I am totally in favour of increased taxes on high valued properties (or all properties for that matter) even though that is totally against my self-interest. So I think I am after the same goal as the tenants and renters on this issue.

With that having been said I think the discussion about preventing renovictions isn't focusing on the key issue - which is one of supply.

We often hear about the near-zero vacancy rate for Vancouver rentals. Much of my job is allocating capital and typically allocating capital to a sector that has a supply shortage is a great investment. All else being equal you would expect to see more supply naturally come on to meet the demand, but that hasn't been the case in Vancouver and the question is why. The economics of building purpose build rental Vancouver don't make sense. One reason for this is the high land cost and the second is the nature of the tenancy agreements in B.C. that give all the optionality to the tenant. Under the B.C. Tenancy Act tenants are very difficult to evict and rent increases are limited to the rate of inflation plus 2%. If costs increase at a rate greater than that - too bad for the landlord. Property taxes, mortgage financing and property costs have all been increasing at a rate greater than the allowable increase. As a new potential landlord you are signing a contract where if the costs go up you have little recourse, but if your cost go down your tenant can move - which is what I mean that the tenant has the optionality. The bank would never give you a mortgage that if rates go up you could keep your existing rate indefinitely, but if rates go down you can have the lower rate, but that is basically what the tenancy agreement allows which discourage investment in the space. These tenancy rules are the reason you have owners that would rather have a house sit empty than rent it out. In some cases having a tenant is simply more hassle than it is worth. Having a good tenant is at best a mediocre investment and having a bad tenant is a huge liability. If we didn't have a tenant we liked and trusted I don't think we would bother renting out our suite. Now nobody feels sorry for existing landlords because they have benefited from the rise in real estate prices so they are golden, but the issues is getting more capital into the sector to actually build new units, not just renovate existing units to get higher rents.

Keeping in place rents low only benefits existing renters at the expense of future renters - this is not a fair or viable solution.

As far as I can tell the City/Province basically has to find some way to increase supply. There are 2 options. 1) the City does it themselves either on their own or in partnership with the private sector or 2) the City/Province finds some way to level the playing for landlords of new rental stock because as of right now building new rental units in Vancouver is not a compelling investment for those looking to allocate capital.

Personally I think the City would do well to do it themselves. Landlords will cry foul that it is not fair to have to compete against the government, but with vacancy rate as low as they are I think the onus should be on doing whatever you can to increase supply quickly. Maybe have some rules to say that city will increase rents along with the private sector averages to ensure the city doesn't crowd out new potential investment in the space, there are lots of different ways to make it work and I think the City has a mandate from the citizens to try whatever works to make living in Vancouver more affordable.

Capping rents, preventing 'renoviction' and bemoaning blood-sucking landlords is a short-term solution for existing renters, but does nothing to alleviate the zero-vacancy problem which is essentially one of supply.

Anyways just some food for thought.

Brian

Brian Alexander, CA, CFA
Cypress Capital Management Ltd.
#1700 - 1055 West Georgia St.
Vancouver, BC V6E 3P3

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From: "Fry, Pete" <Pete.Fry@vancouver.ca>
To: "Hildebrandt, Tina" <tina.hildebrandt@vancouver.ca>
"Stewart, K" <K.Stewart@vancouver.ca>
"Councillors - DL" <COUNCIL@vancouver.ca>
CC: "Hagiwara, Rosemary" <rosemary.hagiwara@vancouver.ca>
"Zaenker, Anita" <Anita.Zaenker@vancouver.ca>
Date: 12/4/2018 4:58:54 PM
Subject: FINAL Amendment to amendment on B-10

Hi
Final
Just a couple of grammars and addition of "demoviction" to my amendment

s.13(1)

Pete Fry | City Councillor
City of Vancouver | 453 W 12th Avenue
Vancouver | BC V5Y 1V4
604.873.7246 | Pete.fry@vancouver.ca
Twitter: @PtFry



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From: Fry, Pete
Sent: Monday, December 3, 2018 5:02 PM
To: Hildebrandt, Tina; Stewart, K; Councillors - DL
Cc: Hagiwara, Rosemary; Zaenker, Anita
Subject: Amendment to amendment on B-10

Amendment to earlier supplied amendment
Requesting Add To Renoviction motion B-10

s.13(1)

From: Hildebrandt, Tina
Sent: Wednesday, November 28, 2018 7:26 PM
To: Stewart, K; Councillors - DL
Cc: Hagiwara, Rosemary
Subject: NEW MOTIONS/AMENDMENTS: Standing Committee on Policy and Strategic Priorities - November 28th

Good evening Council –

This is a reminder to email any new motions or amendments to myself and Rosemary Hagiwara, Deputy City Clerk.

Thanks

TINA HILDEBRANDT | MEETING COORDINATOR
CITY CLERK'S DEPARTMENT | CITY OF VANCOUVER
604-873-7268 | TINA_HILDEBRANDT@VANCOUVER.CA

From: "Sonya Makaroff" s.22(1)

To: "Dominato, Lisa" <Lisa.Dominato@vancouver.ca>

Date: 12/3/2018 1:58:00 PM

Subject: Fw: I'M A LANDLORD - PLEASE PASS IN ITS ENTIRETY THE DEC. 4/ 18 AGENDA MOTION AGAINST RENOVICTON AND AGGRESSIVE BUYOUTS

On Monday, December 3, 2018 9:04 AM, Sonya Makaroff s.22(1) wrote:

Please see the attached letter that I sent to city councillors- as a Vancouver Landlord I am vehemently against renovictions and aggressive buyouts. Please save our city !!

Sonya Makaroff

Landlord, the Driftwood Apartments

106-2055 York Avenue

Vancouver BC V6J 1E5

On Monday, December 3, 2018 8:50 AM, Sonya Makaroff s.22(1) wrote:

I am a long-time Vancouver Landlord of the Driftwood Apartments, a 74-unit apartment building with a 300 foot frontage near Kitsilano Beach.

My family, the Makaroffs, have owned the Driftwood Apartments for 48 years, Through boom and bust cycles, and varying vacancy rates, we have maintained and renovated

our property and made a living. We have never renovicted a tenant or forced a buyout. We do not believe that profit trumps all. **I condemn and deplore the renoviction / "aggressive buyout" epidemic in our city - it is an emergency crisis.**

This is a tragedy of human-rights violations, town planning chaos, public health failures, and, often, scanty evidence of basic human decency.

I endorse the pertinent City of Vancouver documents and recommendations as a good start to a solution (ie. letter to the BC Rental Housing Task Force, and memo from the General Manager of Planning, Urban design and Sustainability).

However, the recommendations would take years to enact.

For the victims of this crisis, and for the very viability of this city, effective action must be taken now.

The situation is a moral crisis. I strongly urge you to pass in its entirety the anti-renoviction / "aggressive buyout" motion that is before the council on December 4, 2018.

Maintenance and renovations on our property have been both minor and major, internal and external, and have been done constantly over time.

A few examples - we have:

Replaced the building's roof (twice)- latest upgrade to a membrane roof summer 2018;

Re-piped the plumbing in the entire building;

Replaced the 52 year old boiler and circulation pump (Oct. 2018);

Replaced the BC Hydro meter system with our own private meter system, accompanied by at least a year of electrical work and a planned day long power outage to the entire building and several smaller scale ones;

Are preparing for installation of solar panels on the roof - had to open up the weight-bearing walls and ceiling of several suites on the top floor for assessment by the structural engineer;

Installed all updated appliances; renewed kitchen and bathroom counters and sinks, toilets etc.

Operating a building can certainly get complicated.

However, we find that it is possible to work around renovation issues with tenants if you treat them with respect and consideration.

Sometimes they want to arrange holidays or stay with friends while the work goes on. Sometimes we work with them to make them comfortable and safe in their suites while work goes on.

Sometimes they will stay in a small guest suite that we have on-site while the work goes on.

We do not renovict or force buyouts !

Yours sincerely,

Sonya Makaroff

s.22(1)

106-2055 York Avenue

Vancouver BC V6J 1E5

From: "Sonya Makaroff" s.22(1)

To: "Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>

Date: 12/3/2018 1:46:45 PM

Subject: Fw: I'M A LANDLORD - PLEASE PASS IN ITS ENTIRETY THE DEC. 4/ 18 AGENDA MOTION AGAINST RENOVICTON AND AGGRESSIVE BUYOUTS

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Yours sincerely,

Sonya Makaroff
s.22(1)

106-2055 York Avenue
Vancouver BC V6J 1E5

From: "Sonya Makaroff" s.22(1)

To: "Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>

Date: 12/3/2018 2:14:36 PM

Subject: Fw: I'M A LANDLORD - PLEASE PASS IN ITS ENTIRETY THE DEC. 4/ 18 AGENDA MOTION AGAINST RENOVICTON AND AGGRESSIVE BUYOUTS

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Yours sincerely,

Sonya Makaroff
s.22(1)

106-2055 York Avenue
Vancouver BC V6J 1E5

From: "Sue ." s.22(1)
To: "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
CC: berkeleytowertenants s.22(1)
"Liam McClure" s.22(1)
Date: 12/3/2018 12:33:36 PM
Subject: Fwd: Urgent action to stop unlawful renovations
Attachments: Letter from BT and VTU 11-30-18.pdf

Dear Councillor Hardwick,

I understand that you must be very busy right now. I'm wondering if you have had a chance to read the attached letter sent to you on Friday by the Berkeley Tower Tenants? We would like the opportunity to meet with you to address any apprehension that you may have following the letters that were sent on November 27th by the landlord and / or developer groups.

If you have any specific concerns about Motion B10, can you please let us know what they are? We would be pleased to come prepared with a presentation to address them. If you have any availability this afternoon at (or after) 5:00 PM, please let me know.

Thank you,

Sue Robinet
Vancouver Tenants Union
Outreach & Advocacy Team, West End
Steering Committee Member

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

From: Berkeley Tower <berkeleytowertenants s.22(1) >
Date: Fri, Nov 30, 2018 at 1:57 PM
Subject: Urgent action to stop unlawful renovations
To: <CLRboyle@vancouver.ca>, <CLRfry@vancouver.ca>, <CLRCarr@vancouver.ca>, <CLRwiebe@vancouver.ca>, <CLRbligh@vancouver.ca>, <CLRhardwick@vancouver.ca>, <CLRdegenova@vancouver.ca>, <CLRdominato@vancouver.ca>, <CLRSwanson@vancouver.ca>, <anita.zaenker@vancouver.ca>, <lauren.reid@vancouver.ca>
Cc: Sue . <scr604@gmail.com>, Liam McClure <s.22(1)>

Dear Councillors and Mayor,

Please see the attached letter regarding motion B.10.

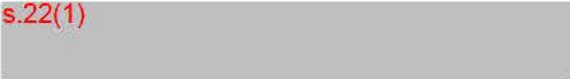
Thank you for taking an interest in creating a Vancouver which is livable for everyone.

I look forward to hearing from you,

Vanessa Wirth
Berkeley Tower Tenant

--

s.22(1)





Dear Councillors and Mayor,

We were all moved by the horrific personal accounts of renovictions heard at the City Council meetings earlier this week.

As a direct result of tenants being given this esteemed platform to speak, we have seen some encouraging changes take place. [VS Rentals has announced in a Vancouver Sun article](#) that they will change their business model, and stop renovicting tenants. Within the same article, David Hutniak, CEO of LandlordBC said: “LandlordBC does not support renovictions and doing so is certainly not industry best practices. We are of the view that in most circumstances a landlord should not need to end a tenancy for renovations or repairs even if doing so would be easier or perhaps slightly more economical to complete the work. Landlords who take this course of action are unnecessarily inconveniencing tenants and, frankly, harming the broader industry.”

Unfortunately, due to the lack of landlord participation in the hearing for Motion B10, there was little opportunity for public debate or for an opportunity to address arguments against the motion head-on. Looking to public statements from the industry on the issue, there appears to be conflicting perspectives.

We understand that there were a burst of letters received by Councillors and Mayor on November 27th expressing concern with the “unintended consequences” of Motion B10. Given the conflicting public statements from rental industry representatives on this issue, we hoped to get a sense of the concerns presented to council so that we have the opportunity to address them directly.

Could you please share with us, by return email, a summary of concerns presented to you by landlords prior to the hearing on November 27th? If we could arrange a meeting with you for Monday, November 3rd, any time after 5:00 PM, we can come prepared with a presentation to address any specific concerns that stood out to you

We hope that Motion B10 can pass in order to align City processes with the existing rights of tenants to temporarily relocate during renovations, while maintaining their existing tenancies.

Warm Regards,

Liam McClure
Tenant Advocate
Steering Committee Member
Vancouver Tenants Union

Vanessa Wirth
Berkeley Tower Tenant
1770 Davie Street

Sue Robinet
Outreach & Advocacy, West End
Steering Committee Member
Vancouver Tenants Union

From: s.22(1)

To: "Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>

Date: 12/6/2018 4:39:37 PM

Subject: Hollyburn, Reliance Holdings and Metcap

Attachments: Metcap Nov 2018.pdf

Hello Vancouver City Council,

First of all I would like to thank all of you for your votes on Banning Renovictions. The fact that Vancouver City council voted unanimously as sent a signal to the rest of the country that the new Vancouver City Council is not about left vs right but rather right vs wrong. It is an amazing transformation after the last city council. I also wanted to make not that only the mayor, Pete Fry and Michael Wiebe are male. In the year of Me Too I believe this also sends a powerful signal to the healing power of the Women's Movement. As s.22(1) Man I am eternally grateful to the Lesbian's for ensuring that Gay rights followed the same progress track as the Women's Movement. It was not by accident.

By sheer happenstance s.22(1). Since s.22(1) was my landlord in s.22 I will not go into details. It was the tower at the corner of s.22(1). After I moved in they replaced all the plumbing and balconies (justifiable). s.22(1) an extended period.

My next landlord was s.22(1). The building was the s.22(1). It was the first building bought by s.22(1). The history that was told to me about the building is that since it was the first building that the family owned there was a certain sentimental attachment. The history story that I was told about was that for years the building was occupied by senior citizens. Apparently s.22(1) wanted to keep the rents reasonable so that it would be affordable for the seniors. Eventually all of the Senior Citizens died and were replaced by gay men. The same rule was applied to them. With the Aids Crisis many of them also died and were replaced by senior citizen females. Again the same rule was applied. I am aware that s.22(1) dead. I can guarantee you that both would be rolling over in their graves at the behaviour of their descendants. For this reason I would suggest that Vancouver City Council have a closed door session with the s.22(1) s.22(1) so that the reputations of s.22(1) are no longer being tarnished.

My current landlord is s.22(1) and the Owners of my building are s.22(1). As I am sure you are all aware they are an Investment Fund with the sole intend of maximizing profits. I have scanned the letter that was sent to all tenants on November 30, 2018. Trust accounts or investment schemes have had a history of problems in Canada. The earliest one that comes to mind is the Three Boys Houseboat scheme on the Shushwap Lakes where people were able to writeoff their investment in Houseboats and treat it as a principal residence. The next one that comes to mind is Royalty Income Trusts which were cancelled by the federal government during the Jean Chretien Government. I am not sure what scheme is being employed by s.22(1) but I guarantee you it is a dirty tax scheme that needs to be stopped. I hope that this information is helpful to all councilors as you continue to live by the rule right vs wrong and not left vs right. Good luck.

Regards,

s.22(1)



November 30, 2018

BUILDING INFORMATION UPDATE #12

s.22(1)

Pets

Please be advised the Landlord has approved small dogs (under 30 pounds) from the 6th floor down under very strict conditions that are outlined in the Pet Agreement. Certain large dog breeds will not be permitted regardless of signed Pet Agreement is required along with a pet deposit in the amount of 1/2 month rent. No other animal/reptile/bird is permitted.

Suite renovations

Suite renovations in vacant suites continue and the contractor is currently working on finishing to include plumbing and electrical rough-ins, framing and painting. Further work will include floor and tile installation, installation of cabinetry, painting and final finishing. Noise to be expected is jack hammering, loud banging, drilling and other noise as related to suite renovations. Temporary water shut offs may also be expected due to required plumbing work in suites.

A Health and Safety Officer continues to work on site to ensure the safety of all residents and workers. This officer will not be addressing any resident inquiries which should be directed to Management.

Lighting in common areas (hallways and in front of elevators) is complete. Stairwell lighting will also be changed at some point this year.

The landlord's goal is to complete all work as soon as possible. Quick completion of the suite renovations is in everyone's interest. Suite demolition is the most disruptive part of the work in terms of noise and usually last about 5 days per suite. The remaining in-suite work is expected to be less intrusive in that regard and each suite renovation lasts approximately 30 days.

Furthermore, trades are completing work in accordance with all WorkSafeBC and other best practices. The work is also being done in accordance with Vancouver's noise bylaws which permits noise due to construction anytime other than:

- (a) before 7:30 a.m. or after 8:00 p.m. from Monday to Friday;
- (b) before 10:00 a.m. or after 8:00 p.m. on Saturday; or
- (c) at any time on Sunday or any statutory holiday.

If you have any questions or concerns, please contact your Building Manager.

Thank you.

Management

From: RentalProperty@telus.net

To: "[Bligh, Rebecca](mailto:Rebecca.Bligh@vancouver.ca)" <Rebecca.Bligh@vancouver.ca>
"[Boyle, Christine](mailto:Christine.Boyle@vancouver.ca)" <Christine.Boyle@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>
"[Dominato, Lisa](mailto:Lisa.Dominato@vancouver.ca)" <Lisa.Dominato@vancouver.ca>
"[Fry, Pete](mailto:Pete.Fry@vancouver.ca)" <Pete.Fry@vancouver.ca>
"[Hardwick, Colleen](mailto:Colleen.Hardwick@vancouver.ca)" <Colleen.Hardwick@vancouver.ca>
"[Kirby-Yung, Sarah](mailto:Sarah.Kirby-Yung@vancouver.ca)" <Sarah.Kirby-Yung@vancouver.ca>
"[Swanson, Jean](mailto:Jean.Swanson@vancouver.ca)" <Jean.Swanson@vancouver.ca>
"[Wiebe, Michael](mailto:Michael.Wiebe@vancouver.ca)" <Michael.Wiebe@vancouver.ca>
"[Stewart, Kennedy](mailto:Kennedy.Stewart@vancouver.ca)" <Kennedy.Stewart@vancouver.ca>

Date: 11/26/2018 9:38:20 AM

Subject: Housing Crisis: Perspective of a Landlord ... with a Social Conscience ... that voted NDP

Dear Mayor and Council –

We are landlords but we voted for the NDP. We are landlords but we supported Kennedy Stewart. We say but because there are many developers and landlords that do have a social conscience and hence, vote in ways to improve the lives of the masses, not just the wealthy!

We own/manage approximately 30 rental buildings/properties in Vancouver. We maintain them to high standards and carry out renovations (only when needed) so they are clean, healthy and safe for our residents; many of whom have been with us for 10-20-30+ years. **Please note that we can knock down many of these buildings (in allowable zoned areas) and easily build expensive condos and reap big profits ... but we do not** because we are in, and enjoy, the rental business and are proud of what we offer our residents.

We currently have approx. 21 seniors and others who are paying approx. \$700 (the market is \$1800 on turnover) and another 10 who live for FREE! Why do we do this (\$700 and free)? We did not want to raise rents for some seniors and FREE because our 'market-rents' allow us to be charitable in this way; in addition to our other charitable giving.

Ms. Swanson, you have a good heart; you are an advocate for those in-need. But with all due respect, there are developers/investors (us and many, many others) who also have good hearts. "Landlord" does not = "bad person"; sadly, you have created such an unfortunate definition which your base relies on. Again, these same advocates (us included) can knock down our c-2, C-3 and CD zoned buildings and make quick millions, but we do not! Most apartment buildings are zoned RM-4 = no demolition. But many are on sites where demo/condos are permitted.

Mayor and Council, please think about this scenario. We are now buying an 83 year old 16 suite building. It has unsafe, exposed knob/tube wiring throughout, leaky plumbing, rotting floors, broken windows, ceilings with asbestos falling down, poor heat, bathrooms & kitchens falling apart, etc.; all caused by a hands-off, unresponsive landlord. If we knocked it down and built condos, it would mean the immediate and permanent removal of 16 rental suites from the market. Instead, we plan to do a \$1.2 million renovation, bring the building back to its original glory and at the same time, bring it to 2018 code/safety/liveability standards. The residents pay an average of \$900/month. The RTA says we need to pay the equivalent of 1-months rent. We instead are prepared to offer 5 times that amount. That seems reasonable.

Questions for you to think about:

-How can one be expected to buy this (or any) building and deal with the issues at hand, without being able to have the building vacated? It would be impossible and unfeasible to do so.

-Would the City prefer that landlords leave buildings in this condition?

-How can one be expected to spend \$1.2 million and not be permitted to re-rent at 'market rents'? We need to *borrow* this money, pay interest, etc. = money does not grow on trees for us.

-How can we be expected (for any building) to pay 'market' costs for property taxes, insurance, heat, hot water, management, etc. when some suggest that we should not be able to charge 'market' rents? Again, we have to pay 'market' costs but cannot collect 'market' rents?

-How can we and others continue to opt for 'renovation and maintaining rental suites' when some are aggressively motivating us to simply take the easy way out and build/sell condos? For 45 years we have never built, but we are now being forced to consider it.

-If a \$700/month senior passes away, or moves to a care facility, why do some think it is unfair for a landlord to renovate the 30 year old suite and ask market rents? Again, this market-rent helps the same landlord keep other residents for \$700 and even

FREE.

We are but one small family business and feel for all parties involved. This said, Ms. Swanson, your finger-pointing, blaming and threats to institute aggressive tenancy laws/policies **will surely only harm the exact tenants that you are trying to protect.** Have you ever thought to sit down with landlords who may perhaps have more insight into *fair, reasonable and practical* suggestions which can lead to win-win resolutions for all involved? There are so many ways the City can easily tackle the housing crisis; but some of you have blinders on and do not wish to listen. Would a win-win be so bad? Would it not be wiser (and in the best interest of those you are trying to protect) to perhaps take a step back and listen? Would it not make for a more productive, civil exchange and civil society if your base were not being told that landlords are bad?

Thank you for your attention.

heather and mark
concerned landlords and citizens









From: s.22(1)

To: "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>

Date: 11/29/2018 9:53:43 PM

Subject: I am a landlord supporting motion B10

Dear Councillor Hardwick,

I am writing to urge you to support motion B10 to provide protection for tenants from losing their homes.

I have watched with increasing horror the very sudden change in my beloved Vancouver where rapacious landlords (often corporations) buy up apartment buildings apparently with the express purpose of evicting the current tenants so that significantly higher rents can be charged. The pretext is renovations hence the term renovictions.

s.22(1)

The house needed a lot of work initially and much was done in the few months before the first tenants moved in. However, I now make sure the my tenants know that they can call me any time with problems re appliances, plumbing, home security, leaky roof etc. etc. My aim is to keep the home in good shape and provide a high quality living environment for all who live there.

I have not passed on legally approved rent increases for many years. I also pay the utilities.

s.22(1)

Please do not vote down this important motion with the idea that you need to protect landlords. We do not need any more protection and we are extremely fortunate to be in the position we are in.

s.22(1)

. Our city depends on renters. Businesses cannot operate without staff who have housing.

The housing crisis affects all of us. Please support this motion so we can start to get our city back.

With sincere regards

s.22(1)

From: "Sonya Makaroff" s.22(1)

To: "Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>

Date: 12/3/2018 8:50:36 AM

Subject: I'M A LANDLORD - PLEASE PASS IN ITS ENTIRETY THE DEC. 4/ 18 AGENDA
MOTION AGAINST RENOVICTION AND AGGRESSIVE BUYOUTS

I am a long-time Vancouver Landlord of the Driftwood Apartments, a 74-unit apartment building with a 300 foot frontage near Kitsilano Beach.

My family, the Makaroffs, have owned the Driftwood Apartments for 48 years, Through boom and bust cycles, and varying vacancy rates, we have maintained and renovated our property and made a living. We have never renovicted a tenant or forced a buyout. We do not believe that profit trumps all.

I condemn and deplore the renoviction / "aggressive buyout" epidemic in our city - it is an emergency crisis. This is a tragedy of human-rights violations, town planning chaos, public health failures, and, often, scanty evidence of basic human decency.

I endorse the pertinent City of Vancouver documents and recommendations as a good start to a solution (ie. letter to the BC Rental Housing Task Force, and memo from the General Manager of Planning, Urban design and Sustainability).

However, the recommendations would take years to enact.

For the victims of this crisis, and for the very viability of this city, effective action must be taken now.

The situation is a moral crisis. I strongly urge you to pass in its entirety the anti-renoviction / "aggressive buyout" motion that is before the council on December 4, 2018.

Maintenance and renovations on our property have been both minor and major, internal and external, and have been done constantly over time.

A few examples - we have:

- Replaced the building's roof (twice)- latest upgrade to a membrane roof summer 2018;
- Re-piped the plumbing in the entire building;
- Replaced the 52 year old boiler and circulation pump (Oct. 2018);
- Replaced the BC Hydro meter system with our own private meter system, accompanied by at least a year of electrical work and a planned day long power outage to the entire building and several smaller scale ones;
- Are preparing for installation of solar panels on the roof - had to open up the weight-bearing walls and ceiling of several suites on the top floor for assessment by the structural engineer;
- Installed all updated appliances; renewed kitchen and bathroom counters and sinks, toilets etc.

Operating a building can certainly get complicated.

However, we find that it is possible to work around renovation issues with tenants if you treat them with respect and consideration.

Sometimes they want to arrange holidays or stay with friends while the work goes on. Sometimes we work with them to make them comfortable and safe in their suites while work goes on.

Sometimes they will stay in a small guest suite that we have on-site while the work goes on.

We do not renovict or force buyouts !

Yours sincerely,

Sonya Makaroff
s.22(1)

106-2055 York Avenue
Vancouver BC V6J 1E5

From: s.22(1)

To: "Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
kennedy.steward@vancouver.ca
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>

CC: "Vancouver Tenants Union" <tenantsunion.yvr@gmail.com>

Date: 11/13/2018 9:41:37 AM

Subject: In favour of motion 4 & 10

Dear Mayor and City Councillors of Vancouver,

My name is s.22(1) I am a renter in East Vancouver, s.22(1),
and s.22(1) I am unable to attend the council
meeting today, but I would like to speak very strongly in favour of motions 4 and 10.

With reference to motion 4: it is absolutely imperative that council recommit 58 West Hastings to be dedicated as 100% welfare/pension rate housing. It is absolutely horrendous that those who are on pensions are facing homelessness because of how expensive housing is. Further, the people who live in the Downtown Eastside deserve safe, clean housing. This community needs it the most, and if the city isn't doing what they can to help, what is the point of city council? The capital developers own will reproduce itself, that's what the system of capitalism does. Council needs to protect those who do not have such a safety net.

With reference to motion 10: renters need protection from predatory "property management" companies. Renters who find relatively affordable housing live in fear that the landlord will renovate and kick us out, myself and many TSSU members included. Don't get me wrong, I think it's crucial that landlords are able to renovate in order to maintain buildings, and tenants appreciate that. However, it is extremely unethical to prevent tenants from moving back to their home when they are willing to accommodate the renovations. There are literal property management companies who specialize in renovictions: this cannot continue. You cannot allow the renters of Vancouver to live in fear. No one should have to live a Hobbesian world motivated by fear.

Thanks for your time, please vote in favour of these two motions.

Sincerely,

s.22(1)

From: s.22(1)
To: "Fung, Davin" <Davin.Fung@vancouver.ca>
CC: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
Date: 11/12/2018 11:07:41 AM
Subject: Jean Swanson's 'Ending Renovictions' Motion B10

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

s.22(1)
s.22(1) was informed the new owner had applied for building permits for extensive renovations and an eviction notice would be issued as soon as possible giving s.22 months to vacate. A fellow tenant obtained the following building permit information from the city planning department:

Description of Work:

s.22(1)
Interior alterations to replace domestic water piping, provide firestopping, and repair walls in conjunction with repiping in all of the 26 units in this existing 3-storey multiple dwelling building on this site. Scope of work to include installation of new dishwashers, washers and dryers in all units.
Estimated Completion Date:
Estimated completion date or length of work depends on the contractor on how fast they do the work. We can't really estimate on how much time they will be able to finish.

A developer s.22(1) tells me this type of work is done while buildings are occupied all the time and in fact, plumbing work has been a frequent occurrence in my building during the s.22(1). I have lived here. To me this renoviction seems like a blatant attempt to end-run the rent controls put in place to protect affordable housing. The building appears to be in roughly the same shape as when I moved in, with occasional upgrades (a proper breaker box, mercury free thermostat, new smoke detectors, functional appliances, redone baseboard heating valves, etc).

If the choice is to move and pay at least double the rent or remain in my building with some disruption while repairs are made, I will choose to remain every time s.22(1)
s.22(1) to tolerate some building repairs in order to remain.

s.22(1) above the "liveable wage" I likely would not be able to remain in Vancouver at current market rates if evicted. I would not just be looking for a new apartment, but a new city, a new job, a new life! This is causing me a great deal of stress. I have had a knot in my stomach since I was made aware of my impending renoviction.

I call on the wisdom and understanding of the Mayor and Council to pass Motion B10 and slow renovictions in our city. We do not have a properly functioning real estate market and failure for the council to act will result in the real estate industry's insatiable appetite for ever increasing profits to continue to bypass rent controls.

If you would like Vancouver to remain a diverse, vibrant, liveable city, I implore you to act. Otherwise I foresee a Vancouver of the wealthy supported by shanty towns and barracks full of temporary foreign workers with local business unable to pay a liveable wage.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.
Keep me informed of the decision on this motion.

Sincerely,
s.22(1)

From: s.22(1)

To: "Carr, Adriane" <Adriane.Carr@vancouver.ca>

Date: 11/11/2018 8:17:45 PM

Subject: Jean Swanson's motion re protecting affordable rentals

Hi Coucillor Carr,

When I reviewed Jean Swanson's motion regarding renovations it reminded me of your somewhat recent motion to get a moratorium on the demolition of purpose built rental buildings, which Councillor Reimer amended and had referred to staff to be reviewed by the Renter's Advisory Committee, with additional information from staff.

I am hopeful, ironically, that you can do something similar to Jean's motion, in terms of referring this and getting necessary info from staff, in the spirit of keeping the quest to protect affordable rental housing alive. I think these motions are very similar, actually, and a moratorium is a good idea as it protects existing renters while staff seeks to find solutions.

I also hope that the results of that research requested in the *Measures to Retain the Rental Housing Stock* comes sooner rather than later.

Congratulations on getting elected again to lead our city!

Best,

s.22(1)

"If you want to build a ship, don't drum up people to collect wood and don't assign them tasks and work, but rather teach them to long for the endless immensity of the sea."

Antoine de Saint-Exupery

From: "Lynda Dragan" <admin@bcnpha.ca>

To: "Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>

"Boyle, Christine" <Christine.Boyle@vancouver.ca>

"Carr, Adriane" <Adriane.Carr@vancouver.ca>

"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>

"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>

"Fry, Pete" <Pete.Fry@vancouver.ca>

"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>

"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>

"Swanson, Jean" <Jean.Swanson@vancouver.ca>

"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>

"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 12/4/2018 8:51:08 AM

Subject: Letter to City of Vancouver Council from Jill Atkey - CEO BC Non-Profit Housing Association

Attachments: BCNPHA_COVCouncil_181203.pdf

Dear Mayor and Council,

Please find attached a letter from Jill Atkey, CEO at BC Non-Profit Housing Association.

Thanks very much,

Lynda Dragan
Executive Assistant

BC Non-Profit Housing Association

Address 220-1651 Commercial Drive, Vancouver, BC V5L 3Y3

Tel: 604.291.2600 Ext: **2165** **Fax:** 604.291.2636

My direct line is : 778 945-2165 **Toll-Free BC:** 1.800.494.8859

WWW.BCNPHA.CA

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

December 3, 2018

RE: Motion On Notice: Protecting Tenants from Renovictions and Aggressive Buy-Outs.

Dear Mayor and Council,

I am writing you in regards to the November 13, 2018 Motion On Notice entitled *Protecting Tenants from Renovictions and Aggressive Buy-Outs* to voice our shared concerns about the issue of renovictions, offer our perspective on how this motion may impact the non-profit housing sector, and offer to work closely with staff on solutions.

BC Non-Profit Housing Association (BCNPHA) is the provincial umbrella organization representing the non-profit housing sector in BC. We are comprised of over 600 members, which are primarily non-profit housing societies providing mission-driven long-term, permanent, and affordable housing. Together, non-profit housing providers manage more than 65,000 affordable homes in over 2,500 buildings across the province. A substantial proportion of this stock is in the City of Vancouver, where our members own and/or operate almost 20,000 units.

Since we first launched the Rental Housing Index in 2014, we have been tracking and monitoring the rapid escalation of rental prices and the increasing unaffordability of rental housing across the province, and now across Canada. BCNPHA shares the concerns raised in the motion that renovictions and buy-outs of older purpose-built rental stock are leading to a more precarious situation for many renters in the City of Vancouver.

At the heart of the issue, there is a chronic affordable rental housing challenge in the City, with vacancy rates consistently remaining under one percent. The renovation issue is magnified in this context due to a lack of suitable, permanent, and affordable housing on the scope and scale that is required. Subsequently, renters cannot find alternative accommodation when faced with a renovation or redevelopment, which leads to stressful displacement, as well as makes the system more vulnerable to unscrupulous practices of a small subsection of landlords.

It is important that Council understand that this particular motion comes at a historical moment for the community housing sector, where non-profits are contending with expiring

operating agreements, meaning that they will no longer be receiving ongoing operating subsidies from senior levels of government. Even without needed renovations on aging stock, the rent structures within some non-profit buildings will require adjustments in order for revenues to cover operating costs without government subsidy. With new supply programs currently rolling out, redevelopment of existing projects will be increasingly common and necessary as the City of Vancouver is landlocked. The mission-drive of non-profit housing providers is toward the greatest level of affordability possible. However, given the context of expiring operating agreements, it may not be possible to set the rents in the new rental homes at the same level as the previous homes. We urge council to fully understand the implications of this section of the motion for the non-profit sector before moving forward.

After 25 years without serious levels of investment from the Federal government and a diminishing investment from the Province, we are now at a point in time where all levels of government are making significant investments into affordable housing. Applying additional regulatory hurdles and restrictions may have unintended consequences for the development of new rental housing at all points of the income continuum. With an abundance of opportunities, and two dozen municipalities in the region, non-profits will develop new affordable homes in communities that incentivize and encourage the development of affordable rental housing.

One of the key solutions to this crisis, is an abundant and healthy supply of purpose built rental housing. BCNPHA strongly believes that the community housing sector is an essential partner in addressing the issue of renovations and buy-outs of the purpose-built stock, and we would be pleased to work with the City of Vancouver to ensure that we find workable solutions to the crisis that each year impacts more Vancouverites.

BCNPHA commends the work of Mayor and Council to understand, advocate, and lead on affordable housing issues in the province. We understand the pressing need to address the affordable housing crisis for renters in the City of Vancouver, and look forward to continuing our work together to ensure that everyone in the city has a safe, secure and affordable home.

Sincerely,



Jill Atkey
CEO

From: "Swanson, Jean" <Jean.Swanson@vancouver.ca>

To: "Fry, Pete" <Pete.Fry@vancouver.ca>

Date: 12/3/2018 3:22:25 PM

Subject: Liam's amendments to your amendment to renoviction motion

Requesting Add To Renoviction motion B-10

s.13(1)



From: "Brad Jones" <bjones@wesgroup.ca>
To: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
CC: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
"Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>
Date: 11/28/2018 3:14:48 PM
Subject: Motion 10- Protecting Tenants from Renovictions and Aggressive Buyouts
Attachments: Motion- Protecting Tenants from Renovictions and Aggressive Buyouts.pdf

Please find attached a letter expressing our concerns regarding this motion

Thank you

Brad Jones
Vice President, Development

WESGROUP

Suite 910 – 1055 Dunsmuir Street
Vancouver, BC V7X 1L3

D 604 648 1831
F 604 632 1737
C 604 830 1664

Visit us online at wesgroup.ca

We support a greener future. Please print this email only if necessary

Date: November 28, 2018

Mayor & Council
City of Vancouver
Sent via email: ccclerk@vancouver.ca

Motion: Protecting Tenants from Renovictions and Aggressive Buyouts

Dear Mayor and Council,

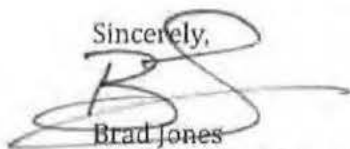
I am a LandlordBC member and a rental housing provider committed to providing safe and secure homes for BC families. I am writing you today regarding the motion before you entitled *Protecting Tenants from Renovictions and Aggressive Buy-Outs*. I wish to ensure that you are acutely aware of the hugely negative consequences to renters, the community, and landlords alike should this motion be passed, and I ask that you please hit "pause" and take the necessary time to undertake a thorough and objective analysis of the unintended consequences of the measures proposed therein.

Like me, you should be very concerned about the impact these proposed measures will have on the quality of existing rental stock and, perhaps more critically, the building of new rental housing (especially purpose-built rental housing) that we so desperately need for our social and economic well-being. I encourage you to reject this motion outright and take the time to really study and understand the issues and consequences of what is being proposed. Please take the time to seek well-considered and appropriate solutions through consultation with housing experts and economists. Reach out to our industry through LandlordBC. You simply cannot afford to get this wrong because the stakes are far too high.

I am especially concerned about the motion proposing *vacancy control*, the tying of rent controls to the rental unit. Vacancy control would, for all intents and purposes, negate the financial viability of a landlord's rental business in British Columbia. Furthermore, vacancy control would spell the end of new purpose-built rental construction in BC at a time when we are finally starting to see some new rental housing being built in the City of Vancouver and in other communities across the province (please see UDI November 2018 Rental Builder Survey <http://udi.bc.ca/wp-content/uploads/2018/11/Urban-Development-Institute-Rental-Builder-Survey-Backgrounder-1-1.pdf>). Suspension of new purpose-built rental housing construction would be devastating for all our communities and further exasperate the current rental housing supply crunch. Sadly, it is the steadily growing population of renters who would ultimately suffer the most.

In closing, I wish to reiterate that the stakes are very high as you consider this motion. Please take the time to step back and really understand the issues and the potential solutions. Reject this motion in its entirety. Thank you for your leadership in this regard.

Sincerely,



Brad Jones
Vice President, Development
Wesgroup Properties

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>

Date: 12/4/2018 11:53:01 AM

Subject: Motion B10 "Protecting Tenants from Renovictions and Aggressive Buy-Outs"

Dear Mayor and Council,

I am a resident of Vancouver living in the the city's affordable rental housing stock and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs. I urge you to pass this motion without changes or amendments that will dilute it's goals and purposes.

As a tenant, I am not presently facing a Renoviction but a Demoviction from my home of s.22(1) s.22(1). Motion B10 mentions the Tenant Relocation and Protection Policy (TRPP) and many speakers at the Nov. 27th & 28th public hearing spoke about expanding it to those who it's not presently available. However having already been offered the policy along with other affected tenants of the proposed development, many of us have discovered that the CoV's own version of the TRPP is inadequate and does little to relieve the costs and stress caused by a demoviction during a severe rental housing shortage. Although some of the benefits received through the policy are helpful, the replacement units offered so far have been much smaller and considerably more expensive than what we presently have or they're in an undesirable area.

I've been told by TRPP reps, to find something close in monthly rent to what I'm paying now, s.22(1) s.22(1) from the important connections I have developed over the years in Vancouver, including work. The other issue has been the possibly of losing our three relocation options if we refuse the 1st offer due to the above mentioned issues. This does not sound like the CoV's TRPP as quoted in the documents found in the links below.

"The City of Vancouver will work with existing tenants on site to ensure appropriate relocation to alternative housing that meets individual needs."

<https://www.bchousing.org/publications/Clark-Drive-East-1st-Newsletter.pdf>

<https://www.bchousing.org/publications/1st-Clark-Community-Meeting-Question-Answer.pdf>

"Units should be of a comparable unit type"

Increased Protection for Renters - Tenant Relocation and Protection Policy and Associated Guidelines

[Current Tenant Relocation provisions under Rate of Change Guidelines \(P.10\)](#)

Sample Tenant Relocation Plan - tenant-relocation-plan-example.pdf

<https://vancouver.ca/files/cov/tenant-relocation-plan-example.pdf>

"Below is a variety of information and assistance measures we are putting in place for the current tenants in order to fulfill requirements of the *City of Vancouver's Rate of Change Guidelines* and to fulfill our corporate belief of upholding a positive tenant-landlord relationship."

"Alternate Accommodation Assistance"

"The tenants, if requested, will be assisted in finding three comparable units in Vancouver *that fit as closely to their current accommodation as possible; at least one of the comparable units will be in the same neighbourhood*. For existing tenants requesting assistance in finding alternate accommodation, we will provide a comparable option that rents for no more than 10% above current rent levels, unless otherwise agreed to by the tenant. If desired, *tenants can provide their accommodation specifications* and the designated tenant relocation manager/coordinator *will actively search out vacant units that match the requirements*."

Another significant issue after we do eventually move into new rental accommodations, we may very well be soon be faced with a renoviction crisis or another demoviction all over again. So, passing Motion B10 with significant amendments to improve the TRPP for all tenants suffering in this toxic rental environment is essential.

On a final note, I've copied below a link to an insightful article and two quoted portions from it that can be found by scrolling half-way down the page. I draw your attention to these two policy ideas because I feel they better address the issues and challenges of very long term tenants like myself than anything implemented so far by the City of Vancouver or the BC Gov't. Similar rent-freeze policies have been suggested by others as a necessary and humane step in addressing the harms done to so many Vancouver tenants . Perhaps these can be enacted by the City of Vancouver in the very near future.

[An Idea for Housing Affordability | Vancouvermarket.ca](#) • June 11, 2015

"Protection of existing tenants: The only way densification can work is if existing renters and apartment neighbourhoods support the policies that will be required to facilitate it. *Existing tenants in affected buildings could be offered unchanged rents in the new or renovated buildings* with an option for a buy-out to be offered if the tenant moves on. *This could be regulated by the City.*"

"Rent Maximums: *Ensure that only new tenants can be charged market rents, existing tenants that wish to stay are allowed to do so at their previous rent level*. In many cases, the additional density will more than offset these rents."

Thank you,

s.22(1)

From: s.22(1)

To: "Carr, Adriane" <Adriane.Carr@vancouver.ca>

Date: 12/4/2018 1:42:53 PM

Subject: Motion B10

Hello Councillor Carr,

My name is Steven s.22(1), and I am writing in support of motion B10 to ban "renovictions". I have been an east Vancouver resident and homeowner since 1980, and under the Secondary Suites program I was able to renovate my basement into a suite. The renovation process took me almost 10 years of work (while working full time), and I have been renting it out to tenants since 2012.

Renovations can be an arduous, difficult, and expensive process, but I don't believe it's fair to let that burden fall on renters being evicted as well as property owners. I have always had good relations with my tenants and I consider it my responsibility to treat them decently in terms of leases and notice. In my opinion, if you can't make reasonable accommodations for improvements and your tenants' needs, you probably shouldn't be renting property. Evicting someone out of their home to improve or flip property just isn't fair, so I hope that you will vote for the motion and give tenants some protection.

Thank you,

Steven s.
22

From: s.22(1)

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

Date: 12/3/2018 12:15:31 PM

Subject: Motion B10

Hi! Just wanted to write you a quick note asking you to please think of me when you're voting for motion B10. Being kicked out of my home would cause me so much stress and would really turn my life upside down. Thanks for your consideration.

s.22(1)

From: s.22(1)
To: "[Wiebe, Michael](mailto:Michael.Wiebe@vancouver.ca)" <Michael.Wiebe@vancouver.ca>
Date: 12/3/2018 12:15:09 PM
Subject: Motion B10

Hi! Just wanted to write you a quick note asking you to please think of me when you're voting for motion B10. Being kicked out of my home would cause me so much stress and would really turn my life upside down. Thanks for your consideration.

s.22(1)

From: s.22(1)

To: "Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>

Date: 12/3/2018 11:39:38 AM

Subject: Motion B10

Hi Sarah, I made a statement to the Council last Tuesday, s.22(1) and how we're due, at minimum, for another recession or perhaps even a depression. As I mentioned, people losing their jobs/homes will cause even more demand for rental units and an incentive for landlords to charge even higher rents. Pro-active vacancy control is very much needed.

s.22(1), but without better protection from renovictions many people are going to be pushed into destitution. If I have to find new accommodations at the current market rate, simply because my new landlord has easy means to push me out, I'll manage for awhile but will eventually join the ranks of destitute seniors. That's the natural end to predatory capitalism. For capitalism to work it must be regulated, as you can't expect companies/landlords to voluntarily adhere to reasonable profit margins when they have the means to extract the maximum, even when it's to the detriment of the city and society. And it is detrimental - it's delusional or complicit to not acknowledge this fact. You ran for election in order to help this city - please protect it's inhabitants by supporting B10.

Thank you, s.22(1)
s.22(1)

From: s.22(1)
To: "Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
Date: 12/3/2018 11:35:34 AM
Subject: Motion B10

Hi Rebecca, from your bio I see that you care deeply about helping others. Thank you for all that you have done. I would like to take a couple minutes of your time to encourage you to do a bit more for people by supporting Motion B10.

I made a statement to the Council last Tuesday, s.22(1) and how we're due, at minimum, for another recession or perhaps even a depression. As I mentioned, people losing their jobs/homes will cause even more demand for rental units and an incentive for landlords to charge even higher rents. Pro-active vacancy control is very much needed.

s.22(1) but without better protection from renovations many people are going to be pushed into destitution. s.22(1), simply because my new landlord has easy means to push me out, s.22(1). That's the natural end to predatory capitalism. For capitalism to work it must be regulated, as you can't expect companies/landlords to voluntarily adhere to reasonable profit margins when they have the means to extract the maximum, even when it's to the detriment of the city and society. And it is detrimental - it's delusional or complicit to not acknowledge this fact. You ran for election in order to help this city - please protect it's inhabitants by supporting B10.

Thank you, s.22(1)
s.22(1)

From: s.22(1)

To: "Carr, Adriane" <Adriane.Carr@vancouver.ca>

Date: 12/4/2018 1:18:03 PM

Subject: Motion B10

Dear Ms. Carr,

My name is s.22(1) and I am facing revocation by s.22(1). I am emailing you to show my support for motion B10.

Since s.22(1) took over management of our building in September of this year, living in my home has become increasingly stressful and uncomfortable due to their intimidating and pushy tactics. From almost day one, they have told us that eventually we will be evicted and that we should take their "generous" buyout now so that we don't have to live through the renovations that they will be starting before they get permits (they also made sure to tell many tenants that it would be "dangerous" to live there). They have made good on one of their promises - they have started major work, but they have not gotten any permits. I don't believe they intend to. They want only to get us tenants out, do some cosmetic updates, and then turn around and rent the same apartments at a higher price. I do not believe this is an ethical business model. And they do not act in good faith.

s.22(1)

s.22(1)

This city is becoming increasingly unaffordable for us young professionals. Owning a home (even an apartment) is a pipe dream. Now even renting is becoming increasingly out of reach. s.22(1) is part of the problem. I want to stay in this city. I want to continue working s.22(1) from all over BC. But as I start a family this year, and as I face being evicted from my home, I will not be able to afford to stay soon. I am one of the many nurses and service people who are being pushed out of this city. Who will be left in the next 5-10 years to take care of this city?

Thank you for considering this motion.

Sincerely,

s.22(1)

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Sent from my iPhone

From: s.22(1)

To: "Dominato, Lisa" <Lisa.Dominato@vancouver.ca>

Date: 12/4/2018 3:03:20 PM

Subject: My personal request for you to support motion B10

Dear Councillor Dominato,

I am writing you to ask for your support of motion B10. I have been a tenant of s.22(1) and am currently facing renovation by the new owners and the management company s.22(1)

In September of this year s.22(1) took over management and since this time living in my home has become stressful and uncomfortable due to their intimidating and aggressive tactics. In the first week of managing the building s.22(1) informed me that I would be facing an impending eviction in order for renovations to take place in my suite. I was informed that I should move within the month and take a buyout as permits could be approved in a "matter of weeks." Furthermore, I was told that it would be "dangerous" and "noisy" to live in a building undergoing renovations. After phoning the city I learned that no permits had even been submitted for development of the building or renovation of my suite. Also two weeks into management s.22(1) started painting the outside of s.22(1) painting over most windows in the building, including my kitchen and bedroom windows. s.22(1) never completed this painting job and the paint on the windows still remains. They destroyed the beautiful garden an s.22(1) in our building had spent years cultivating. The hallways have not been cleaned since September and burnt out fire escape lights were only replaced when the fire department was called by a neighbour. Since September s.22(1) have continued to post buyout offers on my door and accost me in the hallways of my building to pressure me to move. s.22(1) has started renovations in up to 7 vacant suites in the building and without any permits, so far as I know. I don't believe s.22(1) intends to get any permits. I believe s.22(1) wishes to push me out in order to do minor renovations and then rent to a new tenant at a higher price. I expect to face continued pressure and intimidation from s.22(1) Furthermore, I expect s.22(1) will continue to make s.22(1) an uncomfortable building in which to live in order to persuade me to take the buyout offer.

s.22(1)

s.22(1). I am dedicated to caring for the sickest patients in the city and province. If you asked my patients and their families, they would tell you that I obviously love my job and work incredibly hard to provide them with the best care possible. Vancouver is becoming increasingly unaffordable for me, a young responsible professional. Owning a home or an apartment is a far away and possibly unreachable dream. Renting in Vancouver is becoming increasingly difficult as prices soar and vacancy rates remain low. I have watched many of my colleagues get pushed out of the city as they look for more affordable homes. s.22(1) and their tactics of renovations are a part of the problem. I want to stay in Vancouver and continue to work to help care for patients and their families at s.22(1) I cannot fight these companies and their threats of renovations on my own. I need your help.

Thank you for considering this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Carr, Adriane" <Adriane.Carr@vancouver.ca>

Date: 12/4/2018 3:04:20 PM

Subject: My personal request for you to support motion B10

Dear Councillor Carr,

I am writing you to ask for your support of motion B10. I have been a tenant of s.22(1) and am currently facing renoviction by the new owners and the management company s.22(1) s.22(1)

In September of this year s.22(1) took over management and since this time living in my home has become stressful and uncomfortable due to their intimidating and aggressive tactics. In the first week of managing the building s.22(1) informed me that I would be facing an impending eviction in order for renovations to take place in my suite. I was informed that I should move within the month and take a buyout as permits could be approved in a "matter of weeks." Furthermore, I was told that it would be "dangerous" and "noisy" to live in a building undergoing renovations. After phoning the city I learned that no permits had even been submitted for development of the building or renovation of my suite. Also two weeks into management s.22(1) started painting the outside of s.22(1) - painting over most windows in the building, including my kitchen and bedroom windows. s.22(1) never completed this painting job and the paint on the windows still remains. They destroyed the beautiful garden an s.22(1) in our building had spent years cultivating. The hallways have not been cleaned since September and burnt out fire escape lights were only replaced when the fire department was called by a neighbour. Since September s.22(1) have continued to post buyout offers on my door and accost me in the hallways of my building to pressure me to move. s.22(1) has started renovations in up to 7 vacant suites in the building and without any permits, so far as I know. I don't believe s.22(1) intends to get any permits. I believe s.22(1) wishes to push me out in order to do minor renovations and then rent to a new tenant at a higher price. I expect to face continued pressure and intimidation from s.22(1) s.22(1). Furthermore, I expect s.22(1) will continue to make s.22(1) an uncomfortable building in which to live in order to persuade me to take the buyout offer.

On a more personal note s.22(1) s.22(1). I am dedicated to caring for the sickest patients in the city and province. If you asked my patients and their families, they would tell you that I obviously love my job and work incredibly hard to provide them with the best care possible. Vancouver is becoming increasingly unaffordable for me, a young responsible professional. Owning a home or an apartment is a far away and possibly unreachable dream. Renting in Vancouver is becoming increasingly difficult as prices soar and vacancy rates remain low. I have watched many of my colleagues get pushed out of the city as they look for more affordable homes. s.22(1) and their tactics of renovictions are a part of the problem. I want to stay in Vancouver and continue to work to help care for patients and their families s.22(1). I cannot fight these companies and their threats of renovictions on my own. I need your help.

Thank you for considering this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>

Date: 12/4/2018 3:27:28 PM

Subject: My personal request for your support of motion B10

Dear Councillor Kirby-Young,

I am writing you to ask for your support of motion B10. I have been a tenant of s.22(1) and am currently facing renoviction by the new owners and the management company s.22(1) s.22(1)

In September of this year s.22(1) took over management and since this time living in my home has become stressful and uncomfortable due to their intimidating and aggressive tactics. In the first week of managing the building s.22(1) informed me that I would be facing an impending eviction in order for renovations to take place in my suite. I was informed that I should move within the month and take a buyout as permits could be approved in a "matter of weeks." Furthermore, I was told that it would be "dangerous" and "noisy" to live in a building undergoing renovations. After phoning the city I learned that no permits had even been submitted for development of the building or renovation of my suite. Also two weeks into management s.22(1) started painting the outside of s.22(1) - painting over most windows in the building, including my kitchen and bedroom windows. s.22(1) never completed this painting job and the paint on the windows still remains. They destroyed the beautiful garden s.22(1) in our building had spent years cultivating. The hallways have not been cleaned since September and burnt out fire escape lights were only replaced when the fire department was called by a neighbour. Since September s.22(1) have continued to post buyout offers on my door and accost me in the hallways of my building to pressure me to move. s.22(1) has started renovations in up to 7 vacant suites in the building and without any permits, so far as I know. I don't believe s.22(1) intends to get any permits. I believe s.22(1) wishes to push me out in order to do minor renovations and then rent to a new tenant at a higher price. I expect to face continued pressure and intimidation from s.22(1) s.22(1) Furthermore, I expect s.22(1) will continue to make s.22(1) an uncomfortable building in which to live in order to persuade me to take the buyout offer.

On a more personal note s.22(1) s.22(1). I am dedicated to caring for the sickest patients in the city and province. If you asked my patients and their families, they would tell you that I obviously love my job and work incredibly hard to provide them with the best care possible. Vancouver is becoming increasingly unaffordable for me, a young responsible professional. Owning a home or an apartment is a far away and possibly unreachable dream. Renting in Vancouver is becoming increasingly difficult as prices soar and vacancy rates remain low. I have watched many of my colleagues get pushed out of the city as they look for more affordable homes. s.22(1) and their tactics of renovictions are a part of the problem. I want to stay in Vancouver and continue to work to help care for patients and their families s.22(1). I cannot fight these companies and their threats of renovictions on my own. I need your help.

Thank you for considering this motion.

Sincerely,

s.22(1)