

From: s.22(1)

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

Date: 11/12/2018 5:34:58 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Vancouver Mayor and Council,

My name is s.22(1) r and I am a s.22(1) long-term West End Vancouver renter who on Sept. 4/2018 was served notice by my landlord s.22(1) of their intention to conduct a "Major Renovation and Tenant Relocation" of my apartment building at s.22(1) s.22(1) where I have have lived for the past s.22(1). This is a catastrophic event that will profoundly impact my senior years and financial well-being, and I plan on fighting this action with all that I have. As such, I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

My pending renoviction is another example of a blatant and presently City sanctioned attempt by s.22(1) to capitalize on current stratospheric property values and a ridiculous rental property shortage (resulting from the gross mismanagement and conduct of Vancouver's previous City Counsel, who recently got their just deserts) by evicting and terminating current renters and leases, respectively, and doubling or tripling rents for new tenants after making cosmetic changes to, in my case, a fully functional building rental property.

Motion B10 won't stop landlords from making legitimate repairs but it will stop profit motivated evictions, such as mine. Motion B10 requires landlords to offer displaced tenants the opportunity to temporarily move out for the necessary duration of the renovations without their leases ending or rent increasing. Motion 10B will stop most renovictions in Vancouver by strengthening the City's Tenant Relocation and Protection policy. The motion also aims to remove the incentive to renovict Province-wide by pressuring the Provincial to control rents between tenancies!

Vancouver can't afford to lose any more affordable rental housing! Just s.22(1) blocks of my residence, the City is in the process of approving 5 new 30+ story high-end privately owned condo towers (with 5 floors of segregated social rental housing), at the expense of demolishing 3 times as many low income, walk up apartment complexes. This development, coupled with the ability of landlords to evict tenants and flip rentals into luxury suites to charge more rent does absolutely nothing for affordable rental housing in my neighborhood.

In summary, I urge the City of Vancouver to end this reckless and wild west approach to affordable rental housing and adopt Motion10B. Please keep me informed of the decision of this motion.

Yours truly,

s.22(1)

From: s.22(1)

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

Date: 11/12/2018 5:34:57 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Vancouver Mayor and Council,

My name is s.22(1) and I am a s.22(1) long-term West End Vancouver renter who on Sept. 4/2018 was served notice by my landlord s.22(1) of their intention to conduct a "Major Renovation and Tenant Relocation" of my apartment building at s.22(1) s.22(1), where I have have lived for the past s.22(1). This is a catastrophic event that will profoundly impact my senior years and financial well-being, and I plan on fighting this action with all that I have. As such, I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

My pending renoviction is another example of a blatant and presently City sanctioned attempt by s.22(1) to capitalize on current stratospheric property values and a ridiculous rental property shortage (resulting from the gross mismanagement and conduct of Vancouver's previous City Counsel, who recently got their just deserts) by evicting and terminating current renters and leases, respectively, and doubling or tripling rents for new tenants after making cosmetic changes to, in my case, a fully functional building rental property.

Motion B10 won't stop landlords from making legitimate repairs but it will stop profit motivated evictions, such as mine. Motion B10 requires landlords to offer displaced tenants the opportunity to temporarily move out for the necessary duration of the renovations without their leases ending or rent increasing. Motion 10B will stop most renovictions in Vancouver by strengthening the City's Tenant Relocation and Protection policy. The motion also aims to remove the incentive to renovict Province-wide by pressuring the Provincial to control rents between tenancies!

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In summary, I urge the City of Vancouver to end this reckless and wild west approach to affordable rental housing and adopt Motion10B. Please keep me informed of the decision of this motion.

Yours truly,

s.22(1)

From: s.22(1)

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

Date: 11/12/2018 11:58:43 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor Kennedy and Council,

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

I used to live in on the top floor of an old, multi-unit home in Kitsilano for s.22(1), in a house owned by a large family that owned three other houses on the same block. The apartment was grungy, but it was cheap. One day ceiling tiles in the kitchen started flaking off and I called the landlords over. One landlord tugged on a tile and the entire ceiling fell down with a cloud of white dust. When I asked if the dust could be tested for asbestos, another family member verbally harassed me saying that I shouldn't even be living there for so cheap. They did the repairs themselves after one month, never testing for asbestos. I received an eviction notice shortly after. While I was fighting it, the family started intimidating me. One of them would always be sitting just outside my door, to flash me a sarcastic smile and wave every time I left or came home. The eviction was thrown out in arbitration, but the arbitrator called me back after the session was over and warned me that I should try to find a new place to live, that the family had said things during the arbitration that convinced him that they would keep trying to evict just to torment me so that I would leave and they could increase the rent.

This type of hostile housing situation tenants face constantly. When an arbitrator, someone in charge of interpreting and enforcing tenancy laws, can admit that the laws don't offer enough protection, you know that something's broken and needs a drastic response.

Please show that you understand the needs of the renters in Vancouver by supporting this motion.

I also request to be kept informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

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

Date: 11/12/2018 11:01:05 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

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

I have read the entirety of the motion as it is drafted, and I support every word. I strongly urge you to consider its merits and pass it as it is written and respecting every intent therein.

I have personally been "demovicted" twice in two years in Vancouver (s.22(1)): once from an affordable detached multi-family house, to make way for duplexes which each sold for more than the original house was worth – Yay Capitalism! – the second time was from an affordable detached multi-family house that was near a transit corridor, and therefore part of a densification plan. The house is being replaced by 6-storey condos for wealthier people to move in to my former neighbourhood. I would refer to both of these occasions as gentrification by densification.

One thing that would have helped me greatly is having the city's Tenant Relocation Plan in effect for my rentals, as it currently only applies to buildings with six or more units. Without those protections, when s.22(1)

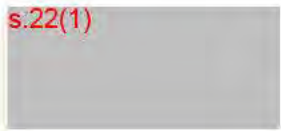
s.22(1) The lack of s.22(1) affordable rentals in Vancouver is criminal. I will share more of my thoughts on the matter in person at the council meeting. Looking forward to engaging with you. I will also leave you with this:

While the Metro Vancouver region has been experiencing record growth in the housing market for the past few years, this of course has not translated to lower prices or greater affordability, due to the nature of the market. At this time we must recognize that losing one's home may result in severe and grave consequence, especially for more vulnerable members of our society, due to the extreme shortage of affordable housing stock, largely due to demolitions and renovations that needlessly displace residents from their homes and neighbourhoods. These mechanisms amongst other factors have resulted in record homelessness in the province, and immeasurable suffering by the great many of us who have been evicted from our homes. An average of five people per day in the lower mainland went homeless last year. Those numbers should appall anyone of good conscience. Until our upper levels of government recognize housing as a human right by ensuring enough non-market housing has been built to accommodate our growing and ageing population, our cities must find creative ways de-commodify property, and my suggestion to approve motion B10 is a strong move in that direction.

Your actions on this project will send a clear message about whether you understand the needs of renters in Vancouver, which, and this deserves repeating, is over half of households. Thank you for your consideration. Please keep me informed of future developments regarding this motion.

Sincerely,

s.22(1)



From: s.22(1)

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

Date: 11/13/2018 9:29:36 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

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.

I have a s.22(1), and have to pinch pennies every month to make rent. I know that I am one of the lucky ones, because I have a strong support system if something were to go wrong. So many in our city do not. Affordable housing is the key to protecting the elderly and the most vulnerable. Please - Protect them.

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: 11/12/2018 11:58:43 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

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This type of hostile housing situation tenants face constantly. When an arbitrator, someone in charge of interpreting and enforcing tenancy laws, can admit that the laws don't offer enough protection, you know that something's broken and needs a drastic response.

Please show that you understand the needs of the renters in Vancouver by supporting this motion.

I also request to be kept informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

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

Date: 12/4/2018 10:26:44 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Email Mayor and Council

From: s.22(1)

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

Date: 12/4/2018 10:26:43 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Email Mayor and Council

From: s.22(1)

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

Date: 12/4/2018 10:26:43 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Email Mayor and Council

From: s.22(1)

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

Date: 11/10/2018 12:30:29 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

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.

I love this city and it has been hard to see so many of my friends and neighbours have to leave. They have given up on this city and couldn't manage to raise families with these prices. They are taking the culture and vibrancy of the city with them.

Even my own housing situation is becoming increasingly threatened. As outstanding repairs pile up and the need for renovations increases I am very interested in expanding the tenant relocation policy and ensuring my right to accomodate such renovations and repairs while returning to my unit without a massive rent increase.

The city doesn't need another bureaucrat to manage the renter' s demands. Instead we need real action as proposed in motions 10 and 4.

Please show that you understand the needs of the renters in Vancouver by your support for these motions.

Keep me informed of any decision in their regard.

Sincerely,

s.22(1)

From: s.22(1)

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

Date: 11/10/2018 12:30:29 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

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.

I love this city and it has been hard to see so many of my friends and neighbours have to leave. They have given up on this city and couldn't manage to raise families with these prices. They are taking the culture and vibrancy of the city with them.

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Keep me informed of any decision in their regard.

Sincerely,

s.22(1)

From: s.22(1)

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

Date: 11/10/2018 12:30:29 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

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Please show that you understand the needs of the renters in Vancouver by your support for these motions.

Keep me informed of any decision in their regard.

Sincerely,

s.22(1)

From: s.22(1)

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

Date: 11/13/2018 9:20:21 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

USE THIS TEMPLATE TO WRITE YOUR OWN LETTER

1) Opening:

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.

As a s.22(1) and a renter, I must live with housemates to afford to stay in Vancouver. Because of our fear of renoviction we are sometimes scared to ask our landlord to make needed repairs, the current regulations are just not strong enough for us to feel safe. It took me a year to find my current housing, s.22(1)

s.22(1) Banning renovictions would mean I can hold my landlord accountable to do the work on our apartment as required by law without fear of being evicted so that he can raise rent as he pleases after making updates to the property.

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

Date: 11/18/2018 7:59:19 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

USE THIS TEMPLATE TO WRITE YOUR OWN LETTER

1) Opening:

Dear Mayor and Council,

My name is [your full name], I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

2) Body:

You can draw from your personal experience with renovictions or with renting in Vancouver, from the notes on this page (see the box below) or from the whereas clauses in the text of the motion to back up your support (eg. loss of affordable units, tenants security, homes before profits). It's important to put this in your own voice, but keep it short and simple. It shouldn't take you more than 5 minutes to write!

3) Sign off:

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,

[your full name and address]

From: s.22(1)

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

Date: 11/9/2018 4:13:16 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

USE THIS TEMPLATE TO WRITE YOUR OWN LETTER

1) Opening:

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.

2) Body:

You can draw from your personal experience with renovictions or with renting in Vancouver or from the whereas clauses in the text of the motion to back up your support for the motion (eg. loss of affordable units, tenants security, homes before profits). It's important to put this in your own voice, but keep it short and simple. It shouldn't take you more than 5 minutes to write!

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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: 11/18/2018 7:59:18 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

USE THIS TEMPLATE TO WRITE YOUR OWN LETTER

1) Opening:

Dear Mayor and Council,

My name is [your full name], I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

2) Body:

You can draw from your personal experience with renovictions or with renting in Vancouver, from the notes on this page (see the box below) or from the whereas clauses in the text of the motion to back up your support (eg. loss of affordable units, tenants security, homes before profits). It's important to put this in your own voice, but keep it short and simple. It shouldn't take you more than 5 minutes to write!

3) Sign off:

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,

[your full name and address]

From: s.22(1)

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

Date: 11/13/2018 7:38:08 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

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.

For all the social justice reasons of a concerned citizen, and for all the reasons that are common sense for a healthy, thriving city, I support Motion B10. Vancouver prides itself on being a creative city, but how are artists, musicians, writers, and other members of a long-standing creative community going to be able to pay these unaffordable rents once they are renovicted? So many of the amazing artists I know have moved away from Vancouver because they simply cannot afford to live and work here any longer. To nurture a cultural community means more than just building a shinier art school and having murals painted on buildings we cannot afford to live in anymore, we need some kind of foundational support and protection, and this motion is one of many steps that would really help keep this city as vibrant, diverse, and culturally important as it claims itself to be.

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

Date: 11/11/2018 7:03:16 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1). I am a resident of Vancouver and I am writing in to say that I am absolutely, unequivocally, 100 percent in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

I have been renting in Vancouver for over s.22(1). My reasons for those 14 moves did not involve renovictions, demovictions or even reasons due to the sale of a property. In fact those reasons were due to youthful circumstances such as roommates moving home (we were young and ranged between ages of 17 and 21), moving into apartments rather than basement suites, location reasons, moving into a huger property with roommates...etc.

Same can't be said about the past s.22(1). I have been a tenant with only one building since

s.22(1) I love my residence and we have made it our home. s.22(1)

s.22(1)

s.22(1). Living here, I have grown as a person, wife, mom and a good friend/neighbor to those that live with us in the building. s.22(1) has become the warm, community others only dream of having.

I was the previous residential/commercial manager for our building when the original owners s.22(1) s.22(1) were still the landlords. Over the years, I put out ads to rent vacant suites that come up for rent (suites didn't come up too often in our building). What I did notice towards the last few years was the significant and scary trend of rent hikes in the amounts of 22 to 28 % between the years of 2013 and 2016 with little to almost no renovations in between tenancies. Whereas in the previous years from 2009 to 2012 and even earlier 2003 to 2011 the rent increases in between vacancies would go up at more than 5 to 10%. Upon the arrival of our new owners, s.22(1), the increases of some of the newer temporary leases that were later rented out were in the upwards amount of 50% and over with no upgrades and barely any renovations.

In fact, when they took possession of the building, the landlord informed both myself and another long term tenant in a different suite that an eviction wasn't necessary providing we agree to pay the new market rent. We would have to sign a new lease for our 2 bedroom at the new amount of \$2300/month and the other tenant a new lease for a 1 bedroom at \$2100/month with absolutely NO upgrades or renovations to our suites.

We refused their offer since we had been living in s.22(1) by then over s.22(1) and the highest rental amount for a one bedroom on the same side at a higher floor was \$1600 (new tenants as of Sept 2015 over 10+ years after our tenancy) and the highest 2 bedroom was \$1750.00 (as of March 2015 also over 10+ years after our tenancy). They sent us out evictions in which I won our and my other tenant lost and was evicted.

I have noticed a trend in Vancouver and that is the number of discouraging evictions. Many of my friends renting homes, basement and upper floor suites etc..have been forced out of the rentals sometimes as often as yearly due to the trend of sales to the residences and or the threat of the owner moving into their homes. I have fought and won a few of the arbitrations on behalf of friends that cannot fight for themselves and with others I have lost. The number of growing "Renovictions and Demovictions" to apartment buildings is scary. No city/town is excluded, Burnaby, New Westminster, Surrey, Port Coquitlam, it is clear the trend is to evict. In the past even up to 2 years ago it was still somewhat possible for an evicted tenant to move to (at a higher rent) but literally NOW there is NOWHERE to go. More and more people are forced out of their home, displaced and homeless, living in tents, trailers, motor-homes or in the end having to move out of Vancouver entirely.

Does the City really only want the class that can afford this outrageous rent to be what is left behind? Is this what we want for the future of Vancouver? Just the elitist and it isn't because they are truly upper class; just that they have physically more money, property and wealth. Our working and family class of folks is what makes up over 75 percent of the city's population what will happen to our city if this class of folks cease to exist?

The other thing I see is the numerous help wanted signs around town more than ever, businesses are finding it tough to keep qualified people never mind people within the city and are being forced to either cut operating hours or close permanently. If this continues, the once vibrant city will become a ghost town. It is disheartening to see the main entertainment district along Granville Street along with Robson Street even Davie Street becoming nothing more than an empty street with empty storefronts and homeless people taking the place of tourists and shoppers. This is simply not sustainable and will curtail the growth of the city and destroy the diversity of our beloved city.

The housing crisis in Vancouver has reached epidemic levels and show no signs of abating. The people that make up the majority our great city are the heart of our great city. Protection for the tenant is a MUST please show that you understand the needs of the renters in Vancouver by your support for this motion. We must preserve any and all affordable rental housing.

IT must be RESOLVED and this is how:

A. THAT the City immediately amend its Tenant Relocation and Protection Policy to:

- i. Apply to all forms of rental accommodation, all areas of Vancouver and to all permits which will result in the temporary or permanent displacement of tenants; and
- ii. Require landlords to offer displaced tenants the opportunity to temporarily move out for the necessary duration of the renovations without their leases ending or rent increasing

B. THAT the City devise methods to keep track of all apartment buildings sold in Vancouver and immediately inform Vancouver tenants of their rights.

C. THAT the City explore measures to regulate and publicly register all tenant buyouts.

D. THAT the City immediately and forcefully call on the province to implement effective vacancy controls for British Columbia, or alternatively, to give Vancouver the power to regulate maximum rent increases during and between tenancies!

Please keep me apprised of the decision of this motion.

Warmest regards,

s.22(1)



From: s.22(1)

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

Date: 11/11/2018 7:03:16 PM

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In fact, when they took possession of the building, the landlord informed both myself and another long term tenant in a different suite that an eviction wasn't necessary providing we agree to pay the new market rent. We would have to sign a new lease for our 2 bedroom at the new amount of \$2300/month and the other tenant a new lease for a 1 bedroom at \$2100/month with absolutely NO upgrades or renovations to our suites.

We refused their offer since we had been living in s.22(1) by then over s.22(1) and the highest rental amount for a one bedroom on the same side at a higher floor was \$1600 (new tenants as of Sept 2015 over 10+ years after our tenancy) and the highest 2 bedroom was \$1750.00 (as of March 2015 also over 10+ years after our tenancy). They sent us out evictions in which I won our and my other tenant lost and was evicted.

I have noticed a trend in Vancouver and that is the number of discouraging evictions. Many of my friends renting homes, basement and upper floor suites etc..have been forced out of the rentals sometimes as often as yearly due to the trend of sales to the residences and or the threat of the owner moving into their homes. I have fought and won a few of the arbitrations on behalf of friends that cannot fight for themselves and with others I have lost. The number of growing "Renovictions and Demovictions" to apartment buildings is scary. No city/town is excluded, Burnaby, New Westminster, Surrey, Port Coquitlam, it is clear the trend is to evict. In the past even up to 2 years ago it was still somewhat possible for an evicted tenant to move to (at a higher rent) but literally NOW there is NOWHERE to go. More and more people are forced out of their home, displaced and homeless, living in tents, trailers, motor-homes or in the end having to move out of Vancouver entirely.

Does the City really only want the class that can afford this outrageous rent to be what is left behind? Is this what we want for the future of Vancouver? Just the elitist and it isn't because they are truly upper class; just that they have physically more money, property and wealth. Our working and family class of folks is what makes up over 75 percent of the city's population what will happen to our city if this class of folks cease to exist?

The other thing I see is the numerous help wanted signs around town more than ever, businesses are finding it tough to keep qualified people never mind people within the city and are being forced to either cut operating hours or close permanently. If this continues, the once vibrant city will become a ghost town. It is disheartening to see the main entertainment district along Granville Street along with Robson Street even Davie Street becoming nothing more than an empty street with empty storefronts and homeless people taking the place of tourists and shoppers. This is simply not sustainable and will curtail the growth of the city and destroy the diversity of our beloved city.

The housing crisis in Vancouver has reached epidemic levels and show no signs of abating. The people that make up the majority our great city are the heart of our great city. Protection for the tenant is a MUST please show that you understand the needs of the renters in Vancouver by your support for this motion. We must preserve any and all affordable rental housing.

IT must be RESOLVED and this is how:

A. THAT the City immediately amend its Tenant Relocation and Protection Policy to:

- i. Apply to all forms of rental accommodation, all areas of Vancouver and to all permits which will result in the temporary or permanent displacement of tenants; and
- ii. Require landlords to offer displaced tenants the opportunity to temporarily move out for the necessary duration of the renovations without their leases ending or rent increasing

B. THAT the City devise methods to keep track of all apartment buildings sold in Vancouver and immediately inform Vancouver tenants of their rights.

C. THAT the City explore measures to regulate and publicly register all tenant buyouts.

D. THAT the City immediately and forcefully call on the province to implement effective vacancy controls for British Columbia, or alternatively, to give Vancouver the power to regulate maximum rent increases during and between tenancies!

Please keep me apprised of the decision of this motion.

Warmest regards,

s.22(1)

A large grey rectangular redaction box covers the signature area of the letter.

From: s.22(1)

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

Date: 11/18/2018 7:28:30 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

RE: I Fully Support Bill 10

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

I have almost no more friends left in the city; they've all had to move out of the city because they couldn't afford the rent here after being reno-evicted from affordable homes. I am worried I'll be next. After s.22(1) here, I live in constant stress that the building in which I rent will be bought out by the too-familiar aggressive investor which cares nothing of my interests or ability to sustain an affordable life here.

I know that other districts and cities in the Lower Mainland are considering actually subsidizing housing for s.22(1) because the situation is so bad. It is so sad to me that I live in a place so sold out to big investors that the city sees a future that can't even house its taxpayer-paid s.22(1) s.22(1) Not a place for children, not a place most good people want to live in.

Please - support this Motion that says you respect the needs we shouted for in the recent election, Homes before Profits!

Sincerely,

s.22(1)

From: s.22(1)

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

Date: 11/18/2018 7:28:30 PM

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Please - support this Motion that says you respect the needs we shouted for in the recent election, Homes before Profits!

Sincerely,

s.22(1)

From: s.22(1)

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

Date: 11/13/2018 7:05:18 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1) and I am a resident of East Vancouver. I am unable to provide my address as I fear reprisal from my landlord, a large development company.

The changes made to the Residential Tenancy Act which took effect on May 18th are a step in the right direction as they stipulate a landlord cannot evict a tenant for the purpose of renovations IF those renovations is it POSSIBLE to carry out the renovations without ending the tenancy.

However, this leaves room for far too much interpretation as to what situations could prove to be "possible" for a tenant to remain, even if they agree to do so. Further, this statement will invariably leads to the onus to prove that the renovations could indeed occur without ending the tenancy on to the tenant, resulting in precarious situation for the tenant remaining choosing to remain in their home.

Motion B10 would ensure greater definition of the portion of the Residential Tenancy Act in question while seeing that the tenant is automatically availed to the right to remain in their home without having to "fight" for it. Developers have significant resources at their disposal which allow them to intimidate, bully or otherwise make a tenant's stay in their property unbearable. Simply the thought of having to go up against my landlord in the future causes a great deal of anxiety for myself and neighbours.

After s.22(1) on the market, the apartment building where I live was sold for an amount that far outweighs the current return on rents. We know what's coming. In February 2019 we expect to receive an eviction notice. I would have left already just to have some stability, but I can't find a new apartment that is within budget.

If a tenant is willing to vacate for the duration of a renovation, is there a situation where it would not be possible for the tenancy to continue? I can not think of one. So why does the Residential Tenancy Act use such passive wording to express a cut and dry issue?

If a tenant wants to return to their home upon completion of a renovation they must be permitted.

Motion B10 puts some tooth to the words selected for use in the Residential Tenancy Act, thereby creating something more akin to an actual regulation as opposed to a suggestion of how a landlord may choose treat their tenants. For tenants this provides access to rights and formalizes the tenancy process so that abuses of power cannot occur.

The newly elected City of Vancouver Council is encouraged pass this motion in order to tell renters in this city that this Council cares about renters and that it values the contribution of renters in their city. Start by preserving the affordable stock that we already have and end the senseless business practice of developers who buy wildly overpriced properties with the sole intent of removing people from their homes so they can get a return on their investment.

Sincerely,

s.22(1)

From: s.22(1)
To: "Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
Date: 11/13/2018 7:05:18 PM
Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

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Sincerely,

s.22(1)

From: s.22(1)

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

Date: 11/29/2018 12:51:11 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

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.

From my very own personal experience with renovictions and with renting in Vancouver, this needs to STOP!

s.22(1) but have been through hell trying to find a stable, clean, and safe home s.22(1) too. There is a definite imbalance between owners and renters. Our city is suffering, businesses can't afford to pay employees, employees can't afford to live in Vancouver... This is ridiculous. Let's restore the balance, let the dust settle from the Organized Crime riddled Vancouver Real Estate Market. It's sickening.

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: 11/9/2018 4:13:16 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

USE THIS TEMPLATE TO WRITE YOUR OWN LETTER

1) Opening:

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.

2) Body:

You can draw from your personal experience with renovictions or with renting in Vancouver or from the whereas clauses in the text of the motion to back up your support for the motion (eg. loss of affordable units, tenants security, homes before profits). It's important to put this in your own voice, but keep it short and simple. It shouldn't take you more than 5 minutes to write!

3) Sign off:

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

Date: 11/29/2018 12:51:11 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

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

Date: 11/26/2018 3:42:09 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council of Vancouver

My name is s.22(1) and I live in the West End of Vancouver which has experience more than its share of renovictions. I moved from s.22(1) ago and I was astonished by the lack of protection for tenants in BC particularly when it came to renovations and subsequent evictions. I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs. I also wish to share my experiences as a tenant for all of my adult life in Ottawa prior to my move to Vancouver.

The following I believe is a suitable arrangement by the RTA/LTB in Ontario that can be applied to Vancouver. Some landlords may use loopholes to circumvent the new legislation so I suggest the following and protections both of which are applied in Ontario:

"If a tenant is given a notice because of extensive repairs or renovations, the tenant can choose to move back into the rental unit after the repairs or renovations are complete. The rent must be the same as the rent before the tenancy was terminated. Before the tenant moves out, the tenant must inform the landlord in writing of their intent to re-occupy the rental unit. The tenant also has to keep the landlord informed in writing of any change in their address.

If the rental unit is located in a residential complex that contains at least five residential units and the tenant does not give the landlord a written notice stating that they want to move back after the repairs are completed, the landlord must give the tenant an amount equal to three months' rent or offer another rental unit that is acceptable to the tenant."

If the landlord for any reason has acted in bad faith such as:

- a) advertises the rental unit for rent;
- b) enters into a tenancy agreement in respect of the rental unit with someone other than the former tenant;
- c) advertises the rental unit, or the building that contains the rental unit, for sale;
- d) demolishes the rental unit or the building containing the rental unit; or
- e) takes any step to convert the rental unit, or the building containing the rental unit, to use for a purpose other than residential premises.

The following penalties will be applied by the RTA/LTB:

- a) a specified sum to the tenant for all or any portion of any increased rent that the former tenant has incurred or will incur for a one-year period after vacating the rental unit;
- b) reasonable out-of-pocket moving, storage and other like expenses that the former tenant has incurred or will incur;
- c) an order for abatement of rent;
- d) an administrative fine not exceeding the greater of \$25,000 and the monetary jurisdiction of the Small Claims Court; or,
- e) any other order that the LTB considers appropriate.

Vancouver cannot afford to lose affordable housing stock. Landlords cannot use renovations to a building as an excuse for profit. As a tenant for all my adult life, I fully understand the challenges of finding affordable rental housing especially in the downtown core.

My support goes out to the long-time tenants of the Berkeley Tower. The Berkeley Tower is an historic building as it was the first building over 10 stories in the West End to receive heritage status. Renovations to the 17-story apartment building could have been done to this building over regular time intervals since it was completed in 1958. Now that long-time tenants are facing evictions for these long over-due renovations, it should be done in a more humane and gradual manner by Reliance Properties.

In the "Georgia Straight" dated November 9, 2018, it was reported that there was new guidance for the Residential Tenancy Act stating that a tenancy may not be ended if "it is possible to carry out the renovations or repairs without ending the tenancy" including "if the tenant is willing to temporarily empty and vacate the unit during the renovations or repairs, and then move back in once they are complete". Although the Berkeley Tower tenants offered to accommodate the renovations at their own expense, Reliance Properties refused their offer and issued notices to end all tenancies instead. After the renovations, the tenants can choose to lease back the same units, but at future market rental rates anticipated to be considerably greater than current. This should not be allowed. Just as City Hall halted the Beedie development at 105 Keefer Street by refusing to pass the building permit, so should City Hall put the brakes on the planned renovation permits on Berkeley Towers by Reliance Properties or enforce the rental agreements and rents that were previously in place if the tenants indicate they intent to move back once renovations are complete (Ontario RTA/LTB).

There are lots of other aging apartment buildings in the West End that are or will be facing similar fates and other tenants facing eviction, we should use the Berkeley Tower as an example to both landlords and tenants that extensive renovations can be done with cooperation and accommodation by both parties. As Melodie Ma in the Georgia Straight wrote, "the Berkeley Tower decision publicly will send signals to the development industry and residents on the future of West End and how business will be done at city hall going forward". After developers ran City Hally for the last 10 years, is this how Vancouverites wish to continue? I thought we voted in the last municipal election for change.

Yours very truly

s.22(1)



From: s.22(1)

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

Date: 11/13/2018 12:36:40 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

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.

The law should seek to balance the needs of tenants and landlords. Currently, it is common for landlords to evict tenants on the basis of needing to do renovations. The law is clear: evictions during renovations should be done as a last resort. However, landlords are abusing it and using it as first and non-negotiable approach to doing renovations in order to curtail leases and create new ones at inflated values. This strategy leaves tenants with few options, and many do not know how to fight it, let alone that it is possible to do so. Many of s.22(1) at 1770 Davie St Berkeley Towers are facing this since Reliance has written to the tenants indicating that they will undertake a building-wide renovation. Reliance openly declared that they "are not willing to entertain the conversation" that tenants might accommodate the renovations. Sales brochures boast an overall reduction of the number of units in this building in favour of mega-luxury two-story penthouses where none exist currently, and the replacement of the first floor of apartments with amenities. This is clearly a luxury upgrade. Jon Stovell openly declared at a meeting with the tenants that it was not necessary for tenants to leave for safety reasons. This is a clear abuse of the law, and the city will be directly enabling it if it chooses to issue permits.

Vancouver can't afford to lose affordable housing stock! Any measure the City takes to build affordable housing will be for nothing unless we stop the ability of landlords to evict tenants and flip rentals into luxury suites to charge more rent. There's no reason to evict a tenant if they are willing to accomodate renovictions. This motion won't stop landlords from making legitimate repairs, it will stop profit motivated evictions!

If passed, Motion 10B it will stop most renovictions in Vancouver by strengthening the City's Tenant Relocation and Protection policy. The motion also aims to remove the incentive to renovict Province-wide by pressuring the Provincial to control rents between tenancies!

Please demonstrate that you understand the needs for a balanced approach in tenant-landlord needs 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: "Swanson, Jean" <Jean.Swanson@vancouver.ca>

Date: 11/14/2018 9:21:37 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

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.

The need to make a change in our rental policies is dire. s.22(1), I have had friends priced out of their rentals, and I consider us to be the lucky ones as we've been able to find a new place to live. Many are not so fortunate, and it is upsetting and frustrating to see the damage that renovictions and little to no rent control has done to this city.

I understand the appeal of financial prosperity. I would like to believe in the good of this city's landlords and developers but time and time again it's been proven that this isn't the case. The city needs to take charge and properly regulate the rental market before it's absolutely too late. The city needs to take a look at it's population and recognize that a \$1500 studio suite is not sustainable for most. Please stop allowing this city to cater to the few.

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: 11/27/2018 2:48:10 PM

Subject: please support Motion B10

Dear Councillor Carr,

I am a resident of Vancouver and s.22(1). I live off Commercial Drive.

I am writing to ask you to vote for Motion B10 in its entirety. I have seen too many friends forced out of their homes and neighbourhoods due to renovations. We need real protection for tenants and we need it in every neighbourhood and type of housing. *We also need the city to push for provincial vacancy control, which is such a simple and clear way to combat rising poverty, maintain affordable housing stock, and fight renovations.*

Like every councillor, you ran on affordability. Please show us that you meant it and vote for Motion B10 in its entirety.

Thank you for listening.

Best,

s.22(1)



From: s.22(1)

To: ["De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>](mailto:Melissa.DeGenova@vancouver.ca)
["Dominato, Lisa" <Lisa.Dominato@vancouver.ca>](mailto:Lisa.Dominato@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)
["Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>](mailto:Rebecca.Bligh@vancouver.ca)

Date: 12/26/2018 12:20:44 AM

Subject: Please support vacancy control in the city of Vancouver

To City Councillors,

I am writing to urge you to please introduce vacancy control in Vancouver. I am a renter in the city and know the importance of this. It will stop landlords from jacking up the rent between tenants and help to control rents in the city.

Thank you kindly,

s.22(1)



From: s.22(1)

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

Date: 12/4/2018 1:34:55 PM

Subject: Please vote yes for Motion B10

I wanted to encourage councilor Carr to vote yes for Motion B10 in its entirety.

It is bad for Vancouver business when so many employees and their families are kicked out of their homes and communities. This is a small step toward addressing this crisis we're facing.

It won't effect landlords acting in good faith.

s.22(1) were evicted in bad faith from a duplex last summer. s.22(1) s.22(1). It's hard to describe the shredding emotional effect of being kicked out of our home, even though we were lucky enough to be confident that we would not face homelessness.

This eviction has led s.22(1) to fear that Vancouver cannot offer us a secure and stable future.

This is something that you can do that will have a positive and tangible effect on the crisis facing us all, whether we face losing our homes, losing our employees, losing our childcare, losing our friends, neighbours, classmates, or teachers.

Thank you,

s.22(1)

From: s.22(1)

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

Date: 12/3/2018 11:05:01 PM

Subject: Protect Tenants from Renovictions!

Dear Councillor Adriane Carr,

I'm writing you as a resident of Vancouver to urge you to support Councillor Swanson's Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

The average cost of a one bedroom apartment in Vancouver is \$2100, which is a completely ludicrous amount that most working families simply cannot afford. Vacancy control is long overdue here. We know the landlord lobby is powerful but I trust you will do the right thing for the average person.

The greed of developers cannot be satisfied. Their unscrupulous tactics, including reno- and demo-victions, have caused rampant displacement and contributed to the homelessness crisis we see only worsening.

Enough is enough. Housing is a human right and it's about time council starts protecting the rights of tenants.

Sincerely,

s.22(1) voter living in East Vancouver

From: s.22(1)
To: "[Wiebe, Michael](mailto:Michael.Wiebe@vancouver.ca)" <Michael.Wiebe@vancouver.ca>
Date: 12/3/2018 11:05:58 PM
Subject: Protect Tenants from Renovictions!

Dear Councillor Michael Wiebe,

I'm writing you as a resident of Vancouver to urge you to support Councillor Swanson's Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

The average cost of a one bedroom apartment in Vancouver is \$2100, which is a completely ludicrous amount that most working families simply cannot afford. Vacancy control is long overdue here. We know the landlord lobby is powerful but I trust you will do the right thing for the average person.

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Sincerely,
s.22(1) voter living in East Vancouver

From: s.22(1)

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

Date: 12/8/2018 10:51:02 AM

Subject: Protecting Tenants from Renovictions and aggressive Buyouts

I know that renters would like to return to renovated apartments at their pre-renovated rent level. This is unrealistic as no landlord would want to invest the money with no return.

I recognize that the City probably does not have the authority to implement the following idea. But it certainly needs then to be raised with the Provincial Government.

Investors always want their money back in the shortest timeframe possible. Please give consideration to raising the rents for existing tenants a % based on the cost of the renovation amortized over 25 years (or some other reasonable timeframe). This would likely be a reasonable rent increase for the tenant for a newer unit. The investor would get their money back and still be interested in renovating older stock.

Thanks, s.22(1)

From: s.22(1)

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

Date: 11/24/2018 2:33:34 PM

Subject: Protecting Tenants from Renovictions and aggressive Buyouts

s.22(1)

before the recent craziness in market prices.

I cannot fathom the anguish that renters experience when they are forced to leave their homes (not just mere apartments).

I support free enterprise but am solidly behind the need for governments to put boundaries around situations where self-serving positions will always prevail to the detriment of good social policy.

I am generally in support of the need to moderate the number of Renovictions and Aggressive Buyouts by owners of Rental Buildings. I hear the cries from developers that they will not want to participate in rental apartments if we move to Unit Vacancies rather than Tenant Vacancies; that they will move to building condos instead. From my perspective they have had a long run and made excessive profits in recent years.

But this motion needs to be considered within the broader planning process and the unintended consequences that may result from a narrowly-based proposal. Perhaps this should be amended to be a moratorium until the City Wide Planning Process can do its comprehensive work.

Certainly the City needs to consider using the new rental zoning powers created by the Provincial Government.

I was heartened by the Proposal Document for the Broadway Corridor in anticipation of the Broadway Subway, which plants a firm line in the ground regarding rental vs condo buildings.

<https://council.vancouver.ca/20180620/documents/pspc3.pdf>

Page 19-20

"As noted in Figure 8, staff are expecting that the potential to achieve additional strata residential above existing zoning will be limited. Existing Council policy prioritizes the provision of affordable rental housing and job space in many of the areas along the Corridor. In light of these priorities, and to provide clarity about the City's objectives and limit speculation, staff are recommending that, as part of the policy to curb land speculation presented in Appendix C, Council adopt a policy to confirm that the Broadway Planning program will not consider additional density for strata residential in RM and FM Zoning Districts and that additional density in industrial and employment areas is limited to job space."

\u9976 ? Thanks, s.22(1)

From: s.22(1)

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

Date: 12/3/2018 9:49:15 PM

Subject: Protecting Tenants from Renovictions and Aggressive Buyouts

Dear Councillor Wiebe and Councillor Carr,

I am writing to urge you to please support the motion introduced last week aimed at preventing landlords from using renovictions as a way of disposing of current tenants in order to extract much higher rents from new ones.

I have lived in Vancouver for most of my life and have been a renter for the majority of that time. I am a fortunate Vancouverite in that s.22(1). Yet, despite this, the last 3 years for me have been plagued by significant housing insecurity, including the threat of demoviction. It is a widely held fear amongst my neighbours that our s.22(1) building in Kitsilano will be sold to developers at any moment, particularly given it's size and location. Given that the overwhelming majority of residents s.22(1), the fear is even more acute given how incredibly difficult it is to find s.22(1) housing in the city. When I think of how harrowing my housing situation has been over the past 3 years (s.22(1)), I am profoundly troubled by the thought of how much more difficult the situation is for those with less financial security.

At present, s.22(1) has been notified that her building is under consideration for "development" that would require the tenants to move from the building. Due to the age i.e. "rustic" nature of this building, the rents have tended to be a little less than market rates in Vancouver (e.g. currently renting for \$950 - \$1150). This is the 3rd or 4th time in 5 years that they have been told that their building may be sold and/or redeveloped.

I know for a fact that the majority of tenants in s.22(1) building could not live independently in Vancouver if forced to move due to this possible "development" (possibly none of them could). s.22(1). It is so s.22(1) incomprehensible to me to think that s.22(1) is effectively being told you're not wanted here, there is no place for you in this city.

This is what the lack of renter protections and the current housing environment equates to - a message that some people belong and others do not. Since my own return to the city I have lost friends who have given up to move elsewhere, have considered doing the same myself s.22(1) and have been amazed at the number of stories in various media profiling people at various life stages that have left this city they thought was home.

The motion that's before you this week would have a profound and direct effect on the lives of so many. I believe it would eliminate one of the most pernicious features making Vancouver housing so insecure and unaffordable. I know it would mean that my s.22(1) would be relieved of the chronic stress of their housing insecurity.

Thank you for your time,

s.22(1)

From: "[Johnston, Sadhu](mailto:Sadhu.Johnston@vancouver.ca)" <Sadhu.Johnston@vancouver.ca>
To: "[Hagiwara, Rosemary](mailto:rosemary.hagiwara@vancouver.ca)" <rosemary.hagiwara@vancouver.ca>
"[Carr, Adriane](mailto:Adriane.Carr@vancouver.ca)" <Adriane.Carr@vancouver.ca>
"[Stewart, K](mailto:K.Stewart@vancouver.ca)" <K.Stewart@vancouver.ca>
"[Councillors - s.15\(1\)\(l\)](#)" <>
CC: "[Leckovic, Katrina](mailto:Katrina.Leckovic@vancouver.ca)" <Katrina.Leckovic@vancouver.ca>
Date: 11/15/2018 10:55:29 AM
Subject: RE: Agenda Item - Protecting Tenants form Renovictions and Aggressive Buy-Outs

Council-

Given the time that we'll need to deal with the budget in December, I would recommend that we use the dates in November (27-29th) to try to get through the bulk of the speakers. We will email all speakers with the final decision. Thanks and sorry for the confusion.

Sadhu

From: Hagiwara, Rosemary
Sent: Thursday, November 15, 2018 10:52 AM
To: Carr, Adriane; Stewart, K; Councillors - DL
Cc: Johnston, Sadhu; Leckovic, Katrina
Subject: RE: Agenda Item - Protecting Tenants form Renovictions and Aggressive Buy-Outs

Chair Carr,

It is estimated to take approximately 8 hours to hear from 91 speakers without any questions from Council. An average of 3 minutes of questions from 8 Councillors to each speaker will add another 36 hours. Questions to staff and debate will add another 1 1/2 hours.

In summary, we would require 3-4 days to deal with this item.

If the motion to refer to Nov 27 passes, it will give us 3 days (Nov 27 to 29) to deal with the item. Council has the ability to adjust the start time from 6 pm to earlier. Please note that these dates are currently reserved on your calendar for Council business.

If the motion to refer to Dec 5 passes, we will need to find another 2 days in your December calendar to accommodate hearing from speakers. Keep in mind that you have 2 cycles of Council meetings, a Special Council meeting and a Public Hearing in December.

Rosemary Hagiwara
Chief Election Officer
Director of Business & Election Services | Deputy City Clerk
Office of the City Clerk | City of Vancouver
t: 604.873.7177
e: rosemary.hagiwara@vancouver.ca

From: Carr, Adriane
Sent: Thursday, November 15, 2018 10:33 AM
To: Hagiwara, Rosemary; Stewart, K; Councillors - DL
Cc: Johnston, Sadhu; Leckovic, Katrina
Subject: RE: Agenda Item - Protecting Tenants form Renovictions and Aggressive Buy-Outs

Thanks for these clarifications, Rosemary. I'll put this to Council prior to noon. Could you please outline for Council any issues related the time needed to hear from speakers.

Yours,
Adriane

From: Hagiwara, Rosemary
Sent: Thursday, November 15, 2018 10:26 AM
To: Stewart, K; Councillors - DL
Cc: Johnston, Sadhu; Leckovic, Katrina
Subject: Agenda Item - Protecting Tenants form Renovictions and Aggressive Buy-Outs

Good morning Mayor and Councillors,

I am providing an update on the agenda item 12. Protecting Tenants form Renovictions and Aggressive Buy-Outs.

Last night, Council voted to refer the item to Dec 5 Standing Committee with a hard start of 3pm. Subsequently, Council voted to reconsider the motion and the reconsider motion passed. A motion to refer to the item to Nov 27 was then put forward and failed. As a result of this failed vote, it means that the item must be considered as if Council have never voted on it and it is currently sitting on the agenda as the last item.

Action required:

1. **Take No action:** Council could hear from speakers today when we get to the item today. **ISSUE** – message has been sent to speakers that we were dealing with this item on Dec 5th
2. **Motion to refer:** refer item to Dec 5th – this action has to be taken again as it the original approved motion no longer exists due to the reconsideration motion.
3. **Motion to reconsider** the failed motion. If this passes, a **Motion to Refer** item to Nov 27th is required. Since Council failed a motion to refer to Nov 27 earlier in the meeting, they cannot make the same motion again without reconsidering the failed motion (section 9.8). A member who voted on the prevailing side (in opposition) must move the reconsideration. If the reconsideration passes, Council can then make a motion to refer to Nov 27.

Council will need to take some action today regarding this item and preferable before we get to the next agenda item this morning as it will allow us the opportunity to communicate to the speakers quickly. Please let me know if you have any questions.

Rosemary Hagiwara
Chief Election Officer
Director of Business & Election Services | Deputy City Clerk
Office of the City Clerk | City of Vancouver
t: 604.873.7177
e: rosemary.hagiwara@vancouver.ca

From: "[Johnston, Sadhu](mailto:Sadhu.Johnston@vancouver.ca)" <Sadhu.Johnston@vancouver.ca>
To: "[Fry, Pete](mailto:Pete.Fry@vancouver.ca)" <Pete.Fry@vancouver.ca>
Date: 12/4/2018 12:34:16 PM
Subject: RE: Amendement to amendment on B-10

s.13(1)

Beyond your amendment, staff don't know what the implications of the rest of the motion are and would like to report back to council with an assessment and some analysis before a decision is made.

Sadhu

Sadhu Afochs Johnston | City Manager
City of Vancouver | 453 W 12th Avenue
Vancouver | BC V5Y 1V4
604.873.7627 | Sadhu.johnston@vancouver.ca
Twitter: sadhuajohnston

From: Fry, Pete
Sent: Tuesday, December 4, 2018 12:30 PM
To: Johnston, Sadhu
Subject: FW: Amendement to amendment on B-10

FYI

Adriane suggested perhaps you hadn't seen the Amendment I proposed to Renoviction

Amendement 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: "[Boyle, Christine](mailto:Christine.Boyle@vancouver.ca)" <Christine.Boyle@vancouver.ca>
To: s.22(1)
Date: 11/22/2018 5:18:21 PM
Subject: RE: Approve Motion B10. Protecting Tenants from Renovictions and Aggressive Buy-Outs

Hi s.22(1)

I am very supportive of this motion. Thank you for your email and for keeping pressure up on this issue. It really matters.

In solidarity,
Christine

Councillor Christine Boyle

CITY OF VANCOUVER

phone 604-873-7242 email CLRboyle@vancouver.ca

address 453 W 12 Ave Vancouver, BC V5Y 1V4

twitter [@christineboyle](https://twitter.com/christineboyle) facebook www.facebook.com/ChristineBoyleVancouver

From: s.22(1)

Sent: Saturday, November 17, 2018 1:29 PM

To: Fung, Davin; Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael

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

Dear City Council, this motion on protecting tenants from renovictions is extremely important as the housing crisis is most negatively affecting tenants while allowing landlords to heartlessly raise rents and renovict to increase their profits. We need stronger measures to stop this from happening. You have the power and responsibility to implement policies and protections to stop these renovictions and I urge you to do so by approving this motion. Thank you for standing with Vancouver tenants.

Take care,

s.22(1)

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

To: s.22(1)

Date: 12/4/2018 5:39:43 PM

Subject: RE: Arguments in support of motion B10

This was helpful. Thanks s.22(1)

From: s.22(1)

Sent: Tuesday, December 4, 2018 10:05 AM

To: Boyle, Christine

Subject: RE: Arguments in support of motion B10

Hi Christine,

I've sent this to Pete Fry as well. Here are some arguments in favour of B10. I especially like the part about analogizing people fighting for the rights to park illegally or litter and landlords asking for the City not to frustrate their unlawful renovations.

Regarding the memo, the only comment I would make is the part about Guideline #2 is misleading. I've attached the Guideline to this email for your review, but this is the important bit:

"In other words, section 49 (6) does not allow a landlord to end a tenancy for the purpose of renovations or repairs if any of the following circumstances apply:

...

it is possible to carry out the renovations or repairs without ending the tenancy (i.e. if the tenant is willing to temporarily empty and vacate the unit during the renovations or repairs, and then move back in once they are complete)."

s.22(1) cherry-picked the paragraph he selected and, for whatever reason, decided it was unimportant to reproduce the part, which was part of the same section, that unequivocally says landlords can't evict to do repairs if a tenant is prepared to temporarily move out.

These are the arguments you may need today if you want to wade into the

This does not expand tenant rights, nor detract from existing developer rights:

1. Section 49(6) of the RTA *does* appear to allow developers / landlords to evict tenants so renovations can be completed. This is misleading and incorrect though as it can't be read without the caselaw that relates to it.

The Supreme Court of British Columbia has explicitly said that this section does not allow a developer / landlord to evict where the tenant is prepared to relocate for the necessary duration of the repairs. In May of 2018 the provincial government published guidelines for RTA arbitrators instructing arbitrators to quash eviction notices where tenants have offered to accommodate the renovations. To be afforded this right, tenants have to argue their matter before an arbitrator. This is what developers / landlords are fighting for - to prevent tenants from actively having this right, rather than having to argue for it.

Landlords are asking the City to protect this paradigm so they can continue to evict tenants **contrary to their existing legal rights.**

This would be analogous to the car lobby in Vancouver asking the City to curtail its parking enforcement so cars could be parked anywhere, in spite of the regulations.

Or, it would be analogous to the average citizen saying "we don't mind the regulations about not littering, but we take issue with you enforcing those rules."

Developers / landlords who are asking for the City not to implement this measure, are asking the City not to prevent them from bullying vulnerable tenants **in spite** of the law and its judicial interpretation. The developer lobby's request, in this case, is unreasonable and there is no need to negotiate with them.

Waiting for the release of the Affordable Housing Recommendations makes no sense:

1. The report comprises recommendations. There's no reason to expect that those recommendations will become law. Just like with the City, a motion and the law that results from it are often vastly different creatures.
2. It could be months or even a year before the proposed changes become law. Vancouver's crises is now.
3. Sections B has no jurisdictional issues and, regardless of what changes the report recommends, the information gathered through the implementation of B will be crucial in determining the resources necessary to effectively implement the housing advocate's office.
4. Section C is an exploratory measure only. It's relatively uncontroversial to say that buy-outs are predatory mechanisms (maybe that is a controversial statement?) so of course the City should be exploring ways of addressing them. Again, this section comes down to a gathering of information only and, consequently, its strict application will provide useful information, regardless of the contents of the report, and it will take relatively few resources to carry out C.
5. Sections D is a position that the City is taking relative to and irrespective of the report. If the report recommends vacancy control, then great!, we're aligned. If not, this is a call from the City for the province to reconsider its position on vacancy control.
6. Sections A, the second part of D, and the proposed section E, all amount to requests for the province to empower Vancouver to deal with its unique housing issues through amendments to the *Vancouver Charter*. insofar as powers conferred pursuant to changes to the *Vancouver Charter* are limited by the province's legislation and regulations relating to tenancy issues, changes to the RTA and the City's actions will naturally and necessarily remain aligned. Therefore, it is not necessary to consider the report.

It's also worth pointing out that the RTA has always been enforced through arbitration. The point of this motion is to empower the City to intervene such that tenants (especially vulnerable tenants) don't have to proactively defend their rights. The City will intervene before arbitration where a landlord is out of line.

Even if the proposed and, indeed, actual changes to the RTA confer new and improved rights upon tenants, it will likely still be necessary for tenants to defend themselves in order for them to receive the benefit of these new rights.

This is crucial to understand - the RTA's judicial interpretation already makes renovations something that should almost never happen. They're happening anyway. It is demonstrably the case that the RTA through it's current application is not equipped to deal with landlords content to bully tenants through buy-outs and through misrepresentations of tenant rights. We are asking for the City to receive the powers to ensure that tenants receive their full protections conferred under the RTA, because right now tenants are being renovated **in spite of** the RTA.

It makes no logical sense to say that we'll wait to see what new protections the RTA changes will confer before we decide if intervening is necessary, given that our starting point is that landlords are avoiding the proper application of the RTA. We are asking for the power to make sure the RTA's existing rights are enforced.

It's also worth mentioning that if the RTA changes alter the tenancy landscape significantly, the powers

requested by A, D and E will be useful for implementing those changes as well. There's no need to wait to ask for those powers.

In spite of what developers are saying, vacancy control will have little impact on new developments

1. The design of vacancy control is to prevent the further escalation of rental prices in Vancouver on **existing rentals**, and to disincentivize developers / landlords from pursuing evictions as a means of raising rents.

Landlords have mechanisms to seek rental increases for legitimate repairs and acceptable improvements to their units. None of these tools are impacted by vacancy control.

2. A new development can be rented out at whatever rates the developer / landlord desires. **Vacancy control has no impact on new developments.**

3. The argument that vacancy control will frustrate the maintenance and improvement of existing buildings only makes sense if the business model for that restoration is to evict all of the tenants. As you already know, that model is legally (and ethically) problematic.

Remember - the argument that we have to evict Vancouver's most vulnerable so the market will provide homes for them is beyond ridiculous.

Hopefully there's something in there of use.

From: s.22(1)

To: davin@vancouver.ca
kennedy@vancouver.ca
Rebecc@vancouver.ca
Christi@vancouver.ca
Adrian@vancouver.ca
melissa@vancouver.ca
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
Pete@vancouver.ca
Collen@vancouver.ca
Sarah.ki@vancouver.ca
Jean.S@vancouver.ca
Michae@vancouver.ca

Date: 11/12/2018 6:34:13 PM

Subject: Re: city council email

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 Renovations and Aggressive Buy-Outs.

s.22(1)

s.22(1)

r was informed the new owner had applied for building permits for extensive renovations and an eviction notice would be issued very soon as possible giving s.2 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 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 renovation 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 "livable 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 depression and stress. and I am already depressed since I was made aware of my impending renovation.

I call on the wisdom and understanding of the **Mayor and Council** to pass Motion B10 and slow renovations 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, livable 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 livable wage.

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

s.22(1)

From: "Boyle, Christine" <Christine.Boyle@vancouver.ca>
To: s.22(1)
Date: 12/6/2018 10:52:10 AM
Subject: RE: Connecting with Berkeley Tower tenants

I'm not today – my day is so packed. I could do a short call around 2pm tomorrow (Friday)?

Councillor Christine Boyle

CITY OF VANCOUVER
phone 604-873-7242 email CLRboyle@vancouver.ca
address 453 W 12 Ave Vancouver, BC V5Y 1V4
twitter @christineboyle facebook www.facebook.com/ChristineBoyleVancouver

From: s.22(1)
Sent: Thursday, December 6, 2018 9:58 AM
To: Boyle, Christine
Subject: Re: Connecting with Berkeley Tower tenants

Thanks Christine.

Are you available for a chat sometime today?

On Thu, Dec 6, 2018 at 9:17 AM Boyle, Christine <Christine.Boyle@vancouver.ca> wrote:

Hi s.22(1)

I'm connecting you by email with Becca Clarkson, who is a journalist writing a piece about renovations for Vancouver Magazine. I had a great talk with her this morning, and suggested she connect with you to hear some of the Berkeley Tower renovation story.

Best,
Christine

Councillor Christine Boyle

CITY OF VANCOUVER
phone 604-873-7242 email CLRboyle@vancouver.ca
address 453 W 12 Ave Vancouver, BC V5Y 1V4
twitter @christineboyle facebook www.facebook.com/ChristineBoyleVancouver

From: Becca Clarkson [mailto:rebcamclark@gmail.com]
Sent: Thursday, December 6, 2018 7:16 AM
To: Boyle, Christine
Subject: Connecting with Berkeley Tower tenants

Hi Christine,

Thanks again for your time this morning. Looking forward to connecting with tenants from Berkeley tower to add their perspective to my article. My deadline is Friday at 5pm, and Vancouver Magazine usually publishes it online shortly after.

Best,

Becca

From: s.22(1)
To: Davin...@vancouver.ca
Kennedy...@vancouver.ca
Rebecc...@vancouver.ca
Christi...@vancouver.ca
Adrian...@vancouver.ca
melissa...@vancouver.ca
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
Pete...@vancouver.ca
Colleen...@vancouver.ca
Sarah.Ki...@vancouver.ca
Jean.S...@vancouver.ca
Date: 11/12/2018 6:35:37 PM
Subject: Re: Google Group & Folder; City Council Nov 13

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 Renovations and Aggressive Buy-Outs.

s.22(1) was informed the new owner had applied for building permits for extensive renovations and an eviction notice would be issued very soon as possible giving s.2 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.

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s.22(1) to tolerate some building repairs in order to remain.

s.22(1) income above the "livable 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 depression and stress. and I am already depressed since I was made aware of my impending renovation.

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

s.22(1)

From: s.22(1)
To: " rby-Yung, Sarah" <Sarah_rby-Yung@vancouver.ca>
Date: 11/12/2018 7:03:16 PM
Subject: Re: Google Group & Folder; City Council Nov 13

Dear Mayor and Council,

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s.22(1)
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s.22(1) income above the "livable 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 depression and stress. and I am already depressed since I was made aware of my impending renovation.

I call on the wisdom and understanding of the **Mayor and Council** to pass Motion B10 and slow renovations 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, livable 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 livable wage.

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

s.22(1)

From: RentalProperty@telus.net
To: ["Wiebe, Michael" <Michael.Wiebe@vancouver.ca>](mailto:Michael.Wiebe@vancouver.ca)
Date: 11/28/2018 7:18:05 PM
Subject: RE: Housing Crisis: Perspective of a Landlord ... with a Social Conscience ... that voted NDP

Hi Michael,

Another counsellor also asked me for my suggestions. I have been putting all together and planned to email all councillors in the coming days. As a side note, small 7 minute segment on cknw 980 this afternoon talking about this situation; 5 of the 6 callers supported landlords = interesting response. [s.22\(1\)](#)

[s.22\(1\)](#) This said, after receiving my next email, I am still happy to meet if you think it would assist and Monday should probably work. Perhaps we can connect again on Friday.. Thank you. mark

From: Wiebe, Michael <Michael.Wiebe@vancouver.ca>
Sent: November 28, 2018 18:23
To: RentalProperty@telus.net
Subject: RE: Housing Crisis: Perspective of a Landlord ... with a Social Conscience ... that voted NDP

Hi Mark,

Do you have time on Monday to meet up?

Regards,

Michael Wiebe
City Councillor

From: RentalProperty@telus.net [<mailto:RentalProperty@telus.net>]
Sent: Monday, November 26, 2018 10:37 AM
To: Wiebe, Michael
Subject: RE: Housing Crisis: Perspective of a Landlord ... with a Social Conscience ... that voted NDP

Hi Michael,

A meeting would be wonderful. Unfortunately this week is very challenging due to work and travel commitments. Is there a time week that can work?

Thank you. mark

From: Wiebe, Michael <Michael.Wiebe@vancouver.ca>
Sent: November 26, 2018 10:33
To: RentalProperty@telus.net
Subject: Re: Housing Crisis: Perspective of a Landlord ... with a Social Conscience ... that voted NDP

Hi Heather & Mark,

Are you able to meet up today to talk about how we can better support Landlords while working on new tenant protections?

Regards,

Councillor Michael Wiebe
michael.wiebe@vancouver.ca
t [604-873-7241](tel:604-873-7241)
c [604-679-0890](tel:604-679-0890)
Twitter @councillorwiebe
Facebook /councillorwiebe



On Nov 26, 2018, at 9:40 AM, "RentalProperty@telus.net" <RentalProperty@telus.net> wrote:

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 that 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

<IMG_5266.JPG>

<IMG_5289.JPG>

<IMG_5291.JPG>

<IMG_5292.JPG>

From: "Boyle, Christine" <Christine.Boyle@vancouver.ca>
To: s.22(1)
Date: 11/12/2018 4:08:49 PM
Subject: RE: Jean Swanson's 'Ending Renovictions' Mot on B10

Hi s.2

Thank you for this email. And I'm so sorry to hear about your building – though I am unfortunately not surprised. I've been talking with Jean about this issue, and am very supportive of the motion. And will keep pushing – with Jean – to try and change things.

Thanks for pushing on this – we're getting lots of emails in support of it, and it's great.

In solidarity,
Christine

Councillor Christine Boyle

CITY OF VANCOUVER
phone 604-873-7242 email CRBoyle@vancouver.ca
address 453 W 12 Ave Vancouver, BC V5Y 1V4
twitter @christineboyle facebook www.facebook.com/ChristineBoyleVancouver

From: s.22(1)

Sent: Monday, November 12, 2018 11:08 AM

To: Fung, Davin

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

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.2 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 waterpiping, 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.2 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) have lived here. To me this renovation 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.2

s.22(1)

s.22(1)

to tolerate some building repairs in order to remain.

s.22(1)

income 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 renovation.

I call on the wisdom and understanding of the Mayor and Council to pass Motion B10 and slow renovations 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: "Brad Jones" <bjones@wesgroup.ca>

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

Date: 11/28/2018 7:10:42 PM

Subject: Re: Motion 10- Protecting Tenants from Renovictions and Aggressive Buyouts

Great, I'll give you a call in the morning

Thanks

Brad Jones
Wesgroup Properties
Sent from my iPhone

On Nov 28, 2018, at 7:06 PM, Wiebe, Michael <Michael.Wiebe@vancouver.ca> wrote:

Hi Brad,

I'm available at tomorrow morning at **s.15(1)(l)**

Regards,

Michael Wiebe
City Councillor

From: Brad Jones [<mailto:bjones@wesgroup.ca>]

Sent: Wednesday, November 28, 2018 6:49 PM

To: Wiebe, Michael

Subject: Re: Motion 10- Protecting Tenants from Renovictions and Aggressive Buyouts

Yes- when works for you?

Brad Jones
Wesgroup Properties
Sent from my iPhone

On Nov 28, 2018, at 6:44 PM, Wiebe, Michael <Michael.Wiebe@vancouver.ca> wrote:

Hi Brad,

Do you have time for a quick conversation on this issue?

Regards,

Michael Wiebe
Vancouver City Council

From: Brad Jones [<mailto:bjones@wesgroup.ca>]

Sent: Wednesday, November 28, 2018 3:15 PM

To: Correspondence Group, City Clerk's Office; Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; Dominato, Lisa; De Genova, Melissa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael

Cc: Kelley, Gil; Johnston, Sadhu

Subject: Motion 10- Protecting Tenants from Renovictions and Aggressive Buyouts

Please find attached a letter expressing our concerns regarding this motion

Thank you

Brad Jones
Vice President, Development

<image001.jpg>

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

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

To: s.22(1)

Date: 12/4/2018 12:40:30 PM

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

Hello s.22(1),

Thank you for your email. May I ask which s.22(1) owned property you are in? I understand if you would prefer not to share.

Regards,

Sarah Kirby-Yung
Councillor
City of Vancouver
e: Sarah.Kirby-Yung@vancouver.ca

From: s.22(1)

Sent: Tuesday, December 4, 2018 11:53 AM

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

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) owned property. 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](http://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: "B gh, Rebecca" <Rebecca.B_gh@vancouver.ca>
"Boye, Christine" <Christine.Boye@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
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"Hardwick, Coleen" <Coeleen.Hardwick@vancouver.ca>
"rby-Yung, Sarah" <Sarah_rby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Webe, Michael" <Michael.Webe@vancouver.ca>
"Fung, Davin" <Davin.Fung@vancouver.ca>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/10/2018 11:50:42 PM

Subject: Re: Mot on B4 & Mot on B10

Attachments: Mot on B4 & B10.pdf

November 10, 2018

Mayor & City Council
City of Vancouver
453 W. 12th Avenue
Vancouver, BC
V5Y 1V4

Dear Mayor Stewart and City Councillors,

Re: Motion B4 & Motion B10

The City of Vancouver needs to demonstrate its commitment to ending homelessness. I urge you to vote yes on Motions B4 & Motion B10.

A. For ten years residents of DTES have rallied endlessly for 100% social housing at 58 W. Hastings Street. Even Gregor Robertson promised housing at 100% welfare and pension rates. The community has lost 500 units of low income housing in 2017 and we most recently lost 153 units from the Regent s.22(1). Gentrification is driving the cost of housing higher and higher. The average SRO is renting between \$650 - \$700. This leaves renters no money for food. The City's proposed project would provide as few as 70 units of social housing rather than 300 units.

B. Renters need better protection when it comes to the aggressive renovations happening in this city. Tenants are vulnerable to greedy developers. They do not understand their rights when it comes to renovations. Companies specializing in buy outs force tenants to accept deals that could make them homeless. To end this we need a better tenant relocations and protection policy as made out in Motion B10. According to the BC Tenancy Policy Guidelines of May 2018. Landlords cannot end tenancy for the renovations or repairs. I fully support a motion that offers displaced tenants the chance to move out temporarily without their lease agreement ending nor their rent increasing. Furthermore, we need rent control in this city, but where the rent is tied to the unit not the person.

To this end, I hope that Mayor Stewart and City Council will adopt the the motions put forward by Councillor Swanson in effort to reduce poverty and homelessness. I have lived here s.22(1) and this is my home. Please don't force me out.

Yours Sincerely,

s.22(1)

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"Weber, Michael" <Michael.Weber@vancouver.ca>
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"Rby-Yung, Sarah" <Sarah.Rby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Webe, Michael" <Michael.Webe@vancouver.ca>
"Fung, Davin" <Davin.Fung@vancouver.ca>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

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B. Renters need better protection when it comes to the aggressive renovations happening in this city. Tenants are vulnerable to greedy developers. They do not understand their rights when it comes to renovations. Companies specializing in buy outs force tenants to accept deals that could make them homeless. To end this we need a better tenant relocations and protection policy as made out in Motion B10. According to the BC Tenancy Policy Guidelines of May 2018. Landlords cannot end tenancy for the renovations or repairs. I fully support a motion that offers displaced tenants the chance to move out temporarily without their lease agreement ending nor their rent increasing. Furthermore, we need rent control in this city, but where the rent is tied to the unit not the person.

To this end, I hope that Mayor Stewart and City Council will adopt the the motions put forward by Councillor Swanson in effort to reduce poverty and homelessness. I have lived here s.22(1) and this is my home. Please don't force me out.

Yours Sincerely,

s.22(1)

November 10, 2018

Mayor & City Council
City of Vancouver
453 W. 12th Avenue
Vancouver, BC
V5Y 1V4

Dear Mayor Stewart and City Councillors,

Re: Motion B4 & Motion B10

The City of Vancouver needs to demonstrate its commitment to ending homelessness. I urge you to vote yes on Motions B4 & Motion B10.

- A. For ten years residents of DTES have rallied endlessly for 100% social housing at 58 W. Hastings Street. Even Gregor Robertson promised housing at 100% welfare and pension rates. The community has lost 500 units of low income housing in 2017 and we most recently lost 153 units from the Regent. s.22(1) [REDACTED] s.22(1) [REDACTED]. Gentrification is driving the cost of housing higher and higher. The average SRO is renting between \$650 - \$700. This leaves renters no money for food. The City's proposed project would provide as few as 70 units of social housing rather than 300 units.
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Yours Sincerely,

s.22(1) [REDACTED]

From: "Boyle, Christine" <Christine.Boyle@vancouver.ca>
To: s.22(1)
Date: 11/12/2018 4:32:04 PM
Subject: RE: Motion B4 & Motion B10

Hi s.2

I am supportive of these motions – and agree we need to be much bolder on protecting renters and addressing homelessness. I look forward to working with Jean on these issues.

And thank you for your email. We are getting a lot of emails – particularly in support of B10 – and it's really helpful.

In solidarity,
Christine

Councillor Christine Boyle

CITY OF VANCOUVER
phone 604-873-7242 email CLRBoyle@vancouver.ca
address 453 W 12 Ave Vancouver, BC V5Y 1V4
twitter @christineboyle facebook www.facebook.com/ChristineBoyleVancouver

From: s.22(1)

Sent: Saturday, November 10, 2018 11:51 PM

To: Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Fung, Davin; Stewart, Kennedy

Subject: Re: Motion B4 & Motion B10

November 10, 2018

Mayor & City Council
City of Vancouver
453 W. 12th Avenue
Vancouver, BC
V5Y 1V4

Dear Mayor Stewart and City Councillors,

Re: Motion B4 & Motion B10

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To this end, I hope that Mayor Stewart and City Council will adopt the the motions put forward by Councillor Swanson in effort to reduce poverty and homelessness. I have lived here s.22(1) and this is my home. Please don't force me out.

Yours Sincerely,

s.22(1)

From: "Boyle, Christine" <Christine.Boyle@vancouver.ca>
To: s.22(1)
Date: 12/4/2018 5:23:37 PM
Subject: RE: My personal request for your support of B10

Hi s.

I'm very supportive of this motion. Thanks for your email and for keeping the pressure up. It really matters.

Christine

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

From: s.22(1)
Sent: Tuesday, December 4, 2018 3:25 PM
To: Boyle, Christine
Subject: My personal request for your support of B10

Dear Councillor Boyle,

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 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.

On a more personal note I am a 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 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: "Swanson, Jean" <Jean.Swanson@vancouver.ca>

Date: 11/14/2018 9:35:39 AM

Subject: Re: Please Support Motion B10 to Protect Tenants from Renovictions

You're very welcome Jean. I wish I could be there in person.

All the best,

s.22(1)

On Wed, Nov 14, 2018 at 7:46 AM Swanson, Jean <Jean.Swanson@vancouver.ca> wrote:

Thanks so much for your letter s.22(1)

Sent from my iPhone

On Nov 13, 2018, at 6:56 PM, s.22(1) wrote:

Dear Mayor and Council,

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

In short - November 2017, s.22(1). The following month I received an 'Emergency Repair' eviction notice. I took my landlord to arbitration through the RTB and won. Despite this ruling by the RTB, my landlord continued to try to fully move me out of my suite, offering a 'moving and storage fee' when I surrendered my keys. You can see the full Global News story here, along with another tenants story who lives in a property also owned by the same landlord -

<https://globalnews.ca/search/renoviction>

It is now November 2018. No repairs have been done to my suite, and the landlord is now trying to increase my rent.

This landlord has lost 3 separate cases to date regarding 'renovictions' with the RTB, and is also being sued by one of the tenants who took them to arbitration and won. According to the landlord, 'it's not personal, it's business'. I have been a resident in my building for over s.22(1), the other tenants also affected by this landlord have also been tenants in their suites for many years. In my opinion, the objective is clear and it is time for this city and this council to put people before profits.

Please show that you understand the needs of the renters in Vancouver by your support for this motion. No reliable tenant should ever have to fight for their home.

Sincerely,

s.22(1)

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

To: s.22(1)

Date: 12/4/2018 8:28:08 PM

Subject: Re: Please Support Motion B10 to Protect Tenants from Renovictions

Thanks s.22(1) . Same to you!

Councillor Sarah Kirby-Yung
CITY OF VANCOUVER
453 W. 12th Avenue
Vancouver, BC. V5Y 1V4
e: CLRkirby-yung@vancouver.ca
t: 604-873-7247
T: @sarahkirby_yung

Assistant
Tamarra Wong
e: tamarra.wong@vancouver.ca
t: 604-871-6710

On Dec 4, 2018, at 6:53 PM, s.22(1) > wrote:

Good Job!!!
See ya soon
Hugs
s.22(1)

On Tue, Dec 4, 2018 at 12:38 PM Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca> wrote:

Thank you for your email Mr. Weselak. Appreciate your heartfelt comments.

Sarah Kirby-Yung
Councillor
City of Vancouver
e: Sarah.Kirby-Yung@vancouver.ca

From: s.22(1)
Sent: Tuesday, December 4, 2018 12:36 PM
To: Kirby-Yung, Sarah
Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Email Mayor and Council

I love this city very much I would sacrifice anything and everything to stay here. I am close to tears over motion B10. I will be close to tears until your vote and probably after that.

I BEG you to stop the activities of raising house taxes and renovicting good, hard working and caring people.

Friends of mine have already been affected by the rent hikes, s.22(1)

s.22(1) working with homeless people. Not jobless but homeless.

This is my last chance. Vote for motion B10 or I will be forced to leave Vancouver, the city I am passionately in love with.

Hugs
s.22(1)

From: "Boyle, Christine" <Christine.Boyle@vancouver.ca>
To: s.22(1)
Date: 12/4/2018 3:10:17 PM
Subject: RE: Please Support Motion B10 to Protect Tenants from Renovictions

Hi s.2

I am very supportive of this motion. Thank you for your email and for keeping pressure up on this issue. It really matters.

In solidarity,
Christine

From: s.22(1)
Sent: Tuesday, December 4, 2018 11:14 AM
To: Boyle, Christine
Subject: Please Support Motion B10 to Protect Tenants from Renovictions

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) 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 not it's 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) from the important connections I have developed over the years in Vancouver 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 "
Clark-Drive-East-1st-Newsletter pdf
Community Meeting Question and Answer - June 7, 2018 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)
<https://council.vancouver.ca/20151210/documents/ptec4.pdf>

Sample Tenant Relocation Plan - tenant-relocation-plan-example
<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
<http://www.vancouvermarket.ca/2015/06/11/an-idea-for-housing-affordability-yes-it-involves-density/>

"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: "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Stewart, Kennedy" <Kennedy.Stewart@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: 11/10/2018 11:15:19 AM

Subject: Re: Protecting Tenants from Renovictions and Aggressive Buy-Outs (Motion B10)

Dear Mayor and Council,

This motion is about so much more than renovictions. Really, it is asking you to address an issue that is never directly discussed thoroughly at its full weight and measure: whether or not people who are not rich but who have lived in this city for years or decades have the right to stay here and remain citizens of Vancouver.

This basic right is at the heart of what the various aspects of this motion are collectively attempting to achieve, albeit only in the context of renovictions, which is regrettably just one part of the larger trend of displacement and the ensuing, ever-increasing exodus of citizens that the development frenzy has wrought upon our city.

Unfortunately it is not up to us citizens to make this decision, for I believe strongly that if you were to ask us, most people would say that these people have a right to stay. Naturally, this would be the case if they were likely to have displacement happen to them. But most of us know people who are in this situation. They are either our friends or part of our communities, and we can empathize with what it would feel like to lose our homes, connections, and communities, and be forced out of a city that we love.

If you too feel they should be able to stay, then you have a duty to protect their housing security instead of allowing all of the remaining affordable rental to be transformed into expensive unaffordable units, be it by renovation or demoviction. As the motion notes, in the last 10 months, 56 apartment buildings have been bought.

At present, in our current affordable housing crisis, recent [City reports](#) even acknowledge the last remaining affordable rental is older apartments. Yet these are being targeted for either renovation or demolition by developers who are drawn to such ventures because of anticipated riches. Our city's housing of all forms is no longer just roofs over our heads, it is unquestionably a commodity that people invest in and gamble on in hopes of increasing personal fortunes.

Existing affordable rental in older apartments must be protected and maintained as affordable, but both the Rental 100 policy and alternatively, the freedom to renovate older buildings and not allow the renters to return at their old rents, are both systematically resulting in the loss of this rental.

Over time, all that will be left will be a sea of unaffordable rentals, if this trend is allowed to persist. This is why I consider the displacement and exodus I noted earlier inevitable, if policies do not change now. The City cannot build affordable housing out of thin air over night to replace what is lost. Such ventures will take years. And there is fierce competition for the existing cheaper rentals too in the meantime, when people lose their apartments and must find new housing.

While the City repeatedly frames measures intended to keep lower and middle income earners here as steps to maintain "Vancouver's diversity", I think that we should be more accurate. Having lower and middle income earners does not really make our city more "diverse".

These are our artists, our social workers, our nurses, our bus drivers, our coffee shop clerks, our writers, our bartenders, our bank tellers, our hair dressers, our teachers, our waitresses, our actors, our lifeguards, our city workers, our daycare helpers, our tradespeople, our pensioners, our secretaries, our window washers and, very often, our young. Some of these people have not had the liberty to choose their professions either, and have taken what is possible, and live dignified lives.

Many of these people have chosen or taken work that will never make them rich but which contributes so much meaning and value and love and care to our city. Most of them provide essential work that is the lifeblood of our metropolis.

These people are what make our city good, vibrant, and real. We need them to stay.

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

To: s.22(1)

Date: 11/12/2018 4:43:45 PM

Subject: RE: Protecting Tenants from Renovictions and Aggressive Buy-Outs (Motion B10)

H s.22(1)

Thank you for this very articulate email. I am very supportive of this motion – for the reasons you outline. I will keep doing what I can to protect and support renters from the Council table.

In solidarity,
Christine

Councillor Christine Boyle

CITY OF VANCOUVER

phone 604-873-7242 email CLRboyle@vancouver.ca

address 453 W 12 Ave Vancouver, BC V5Y 1V4

twitter @christineboyle facebook www.facebook.com/ChristineBoyleVancouver

From: s.22(1)

Sent: Saturday, November 10, 2018 11:15 AM

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

Subject: Re: Protecting Tenants from Renovictions and Aggressive Buy-Outs (Motion B10)

Dear Mayor and Council,

This motion is about so much more than renovictions. Really, it is asking you to address an issue that is never directly discussed thoroughly at its full weight and measure: whether or not people who are not rich but who have lived in this city for years or decades have the right to stay here and remain citizens of Vancouver.

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If you too feel they should be able to stay, then you have a duty to protect their housing security instead of allowing all of the remaining affordable rental to be transformed into expensive unaffordable units, be it by renovation or demoviction. As the motion notes, in the last 10 months, 56 apartment buildings have been bought.

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hopes of increasing personal fortunes.

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Many of these people have chosen or taken work that will never make them rich but which contributes so much meaning and value and love and care to our city. Most of them provide essential work that is the lifeblood of our metropolis.

These people are what make our city good, vibrant, and real. We need them to stay.

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: s.22(1)

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

Date: 11/29/2018 12:20:00 PM

Subject: Re: Protecting Tenants from Renovictions and aggressive Buyouts

Good afternoon,

Such a complex issue in terms of trying to balance renters versus building owners who desire to renovate.

Jean Swanson's comments this morning on CKNW spoke of prudent building management in coops where the Contingency Funds were built up to plan for eventually needed renovations.

Sadly, what is driving most of the renovictions are the investors who've paid ridiculous amounts for these building hoping to turn a huge profit. They have no such fund.

My main point of writing though is a comment by Jon Stovell (President of Reliance Properties) immediately after Jean, that the zoning on the Berkeley Manor property won't let them replace the building with new rental. Has this been explored?

I can only imagine the rental prices for beach front view after these renovations.

My earlier suggestion of a moratorium would seem to put a stop to things long enough to be able to study and assess all the moving parts.

Thanks, s.22(1)

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

To: s.22(1)

Date: 11/26/2018 8:59:42 AM

Subject: RE: Protecting Tenants from Renovictions and aggressive Buyouts

Hi s.22(1)

I am very supportive of this motion. Thank you for your email and for keeping pressure up on this issue. It really matters.

In solidarity,
Christine

Councillor Christine Boyle

CITY OF VANCOUVER

phone 604-873-7242 email Cl.Rboyle@vancouver.ca

address 453 W 12 Ave Vancouver, BC V5Y 1V4

twitter @christineboyle facebook www.facebook.com/ChristineBoyleVancouver

From s.22(1)

Sent: Saturday, November 24, 2018 2:34 PM

To: Carr, Adriane; Wiebe, Michael; Kirby-Yung, Sarah; Bligh, Rebecca; Hardwick, Colleen; Swanson, Jean; Fry, Pete; De Genova, Melissa; Dominato, Lisa; Stewart, Kennedy; Boyle, Christine; Public Hearing

Subject: Protecting Tenants from Renovictions and aggressive Buyouts

I am grateful to have become a home owner years before the recent craziness in market prices.

I cannot fathom the anguish that renters experience when they are forced to leave their homes (not just mere apartments).

I support free enterprise but am solidly behind the need for governments to put boundaries around situations where self-serving positions will always prevail to the detriment of good social policy.

I am generally in support of the need to moderate the number of Renovictions and Aggressive Buyouts by owners of Rental Buildings. I hear the cries from developers that they will not want to participate in rental apartments if we move to Unit Vacancies rather than Tenant Vacancies; that they will move to building condos instead. From my perspective they have had a long run and made excessive profits in recent years.

But this motion needs to be considered within the broader planning process and the unintended consequences that may result from a narrowly-based proposal. Perhaps this should be amended to be a moratorium until the City Wide Planning Process can do its comprehensive work.

Certainly the City needs to consider using the new rental zoning powers created by the Provincial Government.

I was heartened by the Proposal Document for the Broadway Corridor in anticipation of the Broadway Subway, which plants a firm line in the ground regarding rental vs condo buildings.

<https://council.vancouver.ca/20180620/documents/pspc3.pdf>

Page 19-20

"As noted in Figure 8, staff are expecting that **the potential to achieve additional strata residential above existing zoning will be limited.** Existing Council policy prioritizes the provision of affordable rental housing and job space in many of the areas along the Corridor. In light of these priorities, and to provide clarity about the City's objectives and limit speculation, **staff are recommending that, as part of the policy to curb land speculation** presented in Appendix C, Council adopt a policy to confirm that the **Broadway Planning program will not consider additional density for strata residential in RM and FM Zoning Districts** and that additional density in industrial and employment areas is limited to job space."

\u9976 ? Thanks, s.22(1)

From: "Fry, Pete" <Pete.Fry@vancouver.ca>
To: s.22(1)
Date: 11/29/2018 12:00:39 PM
Subject: Re: Renoviction motion addition

FYI

Prepared to support, based on comments by s.22(1)
Requesting Add To Renoviction motion B-10

s.13(1)

Sent from my iPhone

On Nov 29, 2018, at 8:04 AM, andre duchene s.22(1) wrote:

Hi Pete,

Can you please make sure the mayor gets a copy of the motion addition? He doesn't have an email address posted publicly so I'm not sure where to send it.

Cheers!

s.22(1)

From: "Boyle, Christine" <Christine.Boyle@vancouver.ca>
To: s.22(1)
Date: 11/12/2018 4:15:01 PM
Subject: RE: RENOVICTIONS and motion B10

Hi s.2

I am very supportive of this motion. Thanks for your email about it, and for keeping up the pressure for action. It really makes a difference.

In solidarity,
Christine

Councillor Christine Boyle

CITY OF VANCOUVER
phone 604-873-7242 email CLRboyle@vancouver.ca
address 453 W 12 Ave Vancouver, BC V5Y 1V4
twitter @christineboyle facebook www.facebook.com/ChristineBoyleVancouver

From: s.22(1)
Sent: Monday, November 12, 2018 9:08 AM
To: Fung, Davin
Cc: Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean
Subject: RENOVICTIONS and motion B10

As a resident of Vancouver for s.22(1) I urge all Councillors to support motion B10 to put an end to the Human Rights Crisis that RENOVICTIONS cause.

s.22(1)

s.22(1)

There is nothing wrong with the building, s.22(1) it is good low income housing that will be lost forever.

Where am I supposed to magically come up with an extra \$800 per month?

That is not a rhetorical question I need an answer.

APPROVE AND ADOPT MOTION B10

s.22(1)

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

To: s.22(1)

Date: 11/13/2018 12:54:34 PM

Subject: RE: Request to Speak on Motion 10 of the Nov 13th Council Meeting

Hi s.22(1)

I am very supportive of this motion. Thank you for your email and for keeping pressure up on this issue. It really matters.

In solidarity,
Christine

Councillor Christine Boyle

CITY OF VANCOUVER

phone 604-873-7242 email CLRboyle@vancouver.ca

address 453 W 12 Ave Vancouver, BC V5Y 1V4

twitter @christineboyle facebook www.facebook.com/ChristineBoyleVancouver

From: s.22(1)

Sent: Monday, November 12, 2018 11:50 AM

To: Speaker Request

Subject: Request to Speak on Motion 10 of the Nov 13th Council Meeting

Hi there,

I would like to speak at the council on motion B10 regarding Protecting Tenants from Renovictions and Aggressive Buy-Outs.

My name is s.22(1) with the Vancouver Tenants Union. I've seen first hand the personal stress and material harm that renovictions have on vulnerable tenants in Vancouver and around the lower mainland. I've had Tenants break down and cry in front of me when they learned their building was for sale. I've seen elderly tenants with early dementia forced out of their longtime affordable units to be submitted to the incredibly difficult rental market. Without meaningful protection of CURRENT below market rentals, any affordable housing strategy will certainly result in a NET LOSS of below market units. Why? Over 3500 units changed hands in the Lower Mainland last year, and many of those will be targeted by opportunistic renovictors. I fully support the motion put forward by Counsellor Swanson to protect tenants from displacement. I also urge you to vote for the full resolution that is being put forward.

Sincerely,

[Sign off with your full name, address, and phone number]

From: "Boyle, Christine" <Christine.Boyle@vancouver.ca>
To: s.22(1)
Date: 12/6/2018 10:52:51 AM
Subject: RE: Thank You!

I was so glad to be able to support this and see it get passed unanimously (sort of). Thanks Valerie!

Councillor Christine Boyle

CITY OF VANCOUVER

phone 604-873-7242 email CLRboyle@vancouver.ca

address 453 W 12 Ave Vancouver, BC V5Y 1V4

twitter [@christineboyle](https://twitter.com/christineboyle) facebook www.facebook.com/ChristineBoyleVancouver

From: s.22(1)

Sent: Thursday, December 6, 2018 9:56 AM

To: Carr, Adriane; Bligh, Rebecca; De Genova, Melissa; Dominato, Lisa; Hardwick, Colleen; Kirby-Yung, Sarah; Wiebe, Michael; Boyle, Christine; Fry, Pete; Swanson, Jean

Subject: Thank You!

Greetings Councilors,

I'm writing to express my gratitude to you for voting to ban renovictions on Tuesday night. It means a lot to me and countless other tenants that you have our back on this. It's hard to express the level of relief I feel, knowing that I now have this measure of housing security.

I also want to ask, going forward, that you find a way to work with the Provincial Government on vacancy control. My landlord still has an incentive to ply tenants with buy-outs offers, and to make our building less hospitable to encourage us to leave. I'll keep this short by skipping the details this time. Suffice it to say, we're not expecting the pressure to move out to lessen any time soon.

Again, thank you for your support!!!

s.22(1)

From: "[Boyle, Christine](mailto:Christine.Boyle@vancouver.ca)" <Christine.Boyle@vancouver.ca>
To: "[Sue s.22\(1\)](#)"
Date: 11/26/2018 8:05:22 PM
Subject: Re: Thanks & Invitation

Thanks! I will reply to Simon!

Christine Boyle, Vancouver City Councillor
(Sent from my phone)

On Nov 26, 2018, at 3:55 PM, Sue . [s.22\(1\)](#) wrote:

Dear Councillor Boyle,

Thanks so much for your support.

Can I put you in touch with Simon, who is organizing the logistics of the rally?

I have cc'd him here.

Sincerely,

Sue Robinet

Vancouver Tenants Union

Outreach & Advocacy, West End

Steering Committee Member

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

From: Boyle, Christine <Christine.Boyle@vancouver.ca>
Date: Mon, Nov 26, 2018 at 12:51 PM
Subject: RE: Thanks & Invitation
To: Sue . [s.22\(1\)](#)

Thanks Sue. Will do. See you tomorrow!

phone 604-873-7242 email CLRboyle@vancouver.ca

address 453 W 12 Ave Vancouver, BC V5Y 1V4

twitter @christineboyle facebook www.facebook.com/ChristineBoyleVancouver

From: Sue . [mailto:[s.22\(1\)](mailto:s.22(1)@vancouver.ca)]
Sent: Monday, November 26, 2018 10:41 AM
To: Carr, Adriane; Fry, Pete; Wiebe, Michael; Boyle, Christine
Subject: Thanks & Invitation

Dear Councillors Boyle, Carr, Fry and Weibe,

Thank you for meeting with the Berkeley Tower tenants and I on Friday. At the VTU General Meeting over the weekend, I mentioned to our membership that you are all sympathetic to the issues surrounding the need to preserve our current affordable housing. Building new housing is fine, but the benefits of new housing are cancelled out if we lose our current affordable housing to renovictions. There was a lot of jubilation and hope in the room!

The Tenants Union is holding a rally at City Hall tomorrow beginning at 5:00 PM. We would be honoured if each of you could say a few words at the rally in support of renters who are losing their homes to renovation. I know that you want to be a part of the solution - please join us.

Sincerely,

Sue Robinet

Vancouver Tenants Union

Outreach & Advocacy, West End

Steering Committee Member

From: "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
To: "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>
"Leslie Whittaker" <lwhittaker@udi.org>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Fry, Pete" <Pete.Fry@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>
Date: 11/28/2018 5:54:09 PM
Subject: RE: UDI LETTER TO COUNCIL REGARDING REVISED MOTION 10

Do we have sufficient contact to ask for an update?

From: Johnston, Sadhu
Sent: Wednesday, November 28, 2018 5:51 PM
To: Hardwick, Colleen; Leslie Whittaker; Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; Ball, Elizabeth; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael
Cc: Kelley, Gil
Subject: RE: UDI LETTER TO COUNCIL REGARDING REVISED MOTION 10

Hello
Staff anticipate the report of the BC Rental Housing Task Force to be released in early December, but we are not aware of a specific date or timeline.
Sadhu

From: Hardwick, Colleen
Sent: Wednesday, November 28, 2018 2:28 PM
To: Leslie Whittaker; Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; Ball, Elizabeth; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael
Cc: Kelley, Gil; Johnston, Sadhu
Subject: RE: UDI LETTER TO COUNCIL REGARDING REVISED MOTION 10

Question: When will the Provincial Rental Housing Task Force release their recommendations? Can anyone share the timeline?

From: Leslie Whittaker [mailto:lwhittaker@udi.org]
Sent: Wednesday, November 28, 2018 2:12 PM
To: Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; Ball, Elizabeth; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael
Cc: Kelley, Gil; Johnston, Sadhu
Subject: UDI LETTER TO COUNCIL REGARDING REVISED MOTION 10

Good Afternoon Mayor Stewart and Council

On behalf of Anne McMullin, President and CEO of the Urban Development Institute, please find our letter regarding the Revised Motion 10 that is going before Council on November 28, 2018.

Regards

Regards

Leslie

Leslie Whittaker
Executive Assistant to the President and CEO
1100, 1050 West Pender Street
Vancouver, BC V6E 3S7
lwhittaker@udi.org
T: 604-669-9585
<http://www.udi.bc.ca>

*We have now moved to our new offices. Please update your records with our new address.
Suite 1100, 1050 West Pender Street
Vancouver, BC V6E 3S7 Canada
Email addresses and phone numbers will remain the same.*

From: "[Dominato, Lisa](mailto:Lisa.Dominato@vancouver.ca)" <Lisa.Dominato@vancouver.ca>
To: "[Jan Robinson](mailto:jan@brightsidehomes.ca)" <jan@brightsidehomes.ca>
Date: 12/4/2018 12:33:31 PM
Subject: RE: URGENT: Renoviction Motion – implications for non-profit housing providers

Yes I can chat now until 1pm if this works for you.

Lisa Dominato

Councillor | City of Vancouver
Lisa.dominato@vancouver.ca
P: 604-873-7248 | M: 604-754-7290

From: Jan Robinson [<mailto:jan@brightsidehomes.ca>]
Sent: Tuesday, December 4, 2018 12:19 PM
To: Dominato, Lisa
Subject: RE: URGENT: Renoviction Motion – implications for non-profit housing providers

Further to my response from yesterday, I do have some follow up comments. Do you have time today for a brief phone call?



Jan Robinson, CPA, CMA
Executive Director

From: Dominato, Lisa <Lisa.Dominato@vancouver.ca>
Sent: Monday, December 3, 2018 12:47 PM
To: Jan Robinson <jan@brightsidehomes.ca>
Subject: RE: URGENT: Renoviction Motion – implications for non-profit housing providers

Thank you for your e-mail Jan. I appreciate it and look forward to meeting with you soon. I may give you a call with follow up questions.

Lisa Dominato

Councillor | City of Vancouver
Lisa.dominato@vancouver.ca
P: 604-873-7248 | M: 604-754-7290

From: Jan Robinson [<mailto:jan@brightsidehomes.ca>]
Sent: Monday, December 3, 2018 12:11 PM
To: Dominato, Lisa
Subject: URGENT: Renoviction Motion – implications for non-profit housing providers

Dear Councillor Dominato:

We understand that a motion to amend the Tenant Relocation and Protection Policy to include additional vacancy controls (<https://council.vancouver.ca/20181114/documents/pspc12-RevisedMotion.pdf>) is being discussed tomorrow.

As Executive Director of one of Vancouver's largest and oldest housing societies, [Brightside Community Homes](#)

[Foundation](#), I have great concern regarding the language and impact the proposed motion could have on non-profit affordable housing providers.

We support the intention of this motion and its aim of protecting vulnerable renters in Vancouver. However, the motion as it is currently proposed will have a number of unintended negative consequences:

- Passing of the motion will inhibit the creation of urgently needed housing, including affordable housing. It will do this by inhibiting projects already in the approvals process or about to be introduced to the approvals process from moving forward in an expeditious manner, as there is no alternative plan in place.
- The motion will create a climate of uncertainty and higher risk for community-based organizations that are working hard to address the specific concern outlined in the motion – the housing emergency in Vancouver.
- The motion fails to recognize that increasing supply is paramount to resolving the housing crisis, and that organizations working to redevelop need support in helping find accommodation in an extremely tight market as opposed to solely regulation.
- It also fails to acknowledge that there are a number of older buildings in need of extensive renovations to ensure safety and security of the residents that live in them, and which would better serve the community by being redeveloped. That is, not all redevelopments aim to become luxury accommodation. However, the cost of redeveloping in Vancouver due to the price of land, permits, length of the process, result in the need to charge higher rents in order to make projects viable.

We ask that you consider amending Councillor Swanson's motion to consult with a variety of stakeholders to come up with collaborative solutions that protect tenants as well as foster the delivery of much needed housing units. At the very least, we request that you allow discretion in permitting certain projects to proceed if they provide affordable housing, are being delivered by non-profits, or provide for reasonable resident relocation plans that take into consideration resident's income when determining rents for returning residents.

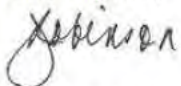
Brightside was founded in 1952 and operates 26 affordable rental properties in the City of Vancouver. Brightside provides homes to over 900 Vancouver residents. We share the council's concerns about the lack of affordable housing options required to ensure a vibrant, healthy and diverse city. Yet we also believe that non-profits are strongly positioned to make a positive difference with the support of the City of Vancouver.

Following a recent event organized by Brightside called "YIMBYism: A Solution to Vancouver's Affordable Housing Crisis," feedback provided by attendees stated that the top housing solutions they'd like policy-makers to focus on in the next 12 months are expediting the permit process (75%) and working with organizations redeveloping to help them find temporary accommodation for residents (54%). In conjunction, those two efforts will deliver much needed relief in terms of units available, lower prices and less renter vulnerability.

We'll reach stronger solutions to Vancouver's housing crisis if a collective approach is taken and non-profit housing providers are consulted before mass-market regulations are introduced. Collaboration is essential to bring about the systemic change that's needed to address Vancouver's affordability crisis. A considered view of such proposed amendments is essential and we're asking you to consider amending this motion.

I would be happy to discuss our concerns and thoughts further, so please do not hesitate to contact me via email or by calling my cell phone at 604-880-0215.

Kind regards,



Jan Robinson, CPA, CMA
Executive Director



Brightside Community Homes Foundation
300-905 West Pender
Vancouver, BC V6C 1L6

P: (604) 684-3515 ext. 223 | F: (604) 684-3677
brightsidehomes.ca

From: "[Boyle, Christine](mailto:Christine.Boyle@vancouver.ca)" <Christine.Boyle@vancouver.ca>
To: "[Jan Robinson](mailto:jan@brightsidehomes.ca)" <jan@brightsidehomes.ca>
Date: 12/4/2018 5:39:20 PM
Subject: RE: URGENT: Renoviction Motion – implications for non-profit housing providers

Sorry I didn't have a chance to call, Jan. Today has been very full. I look forward to talking another time, and working together to see more non-profit and affordable rental built across Vancouver.

Best,
Christine

Councillor Christine Boyle

CITY OF VANCOUVER

phone 604-873-7242 email CLRboyle@vancouver.ca

address 453 W 12 Ave Vancouver, BC V5Y 1V4

twitter [@christineboyle](https://twitter.com/christineboyle) facebook www.facebook.com/ChristineBoyleVancouver

From: Jan Robinson [<mailto:jan@brightsidehomes.ca>]
Sent: Tuesday, December 4, 2018 12:17 PM
To: Boyle, Christine
Subject: RE: URGENT: Renoviction Motion – implications for non-profit housing providers

Dear Councillor Boyle,

Thank you for your response. I would be happy to have further conversation with you about this. Do you have time today for a brief phone call?

Kind regards,

Jan Robinson, CPA, CMA
Executive Director



From: Boyle, Christine <Christine.Boyle@vancouver.ca>
Sent: Monday, December 3, 2018 12:53 PM
To: Jan Robinson <jan@brightsidehomes.ca>
Subject: RE: URGENT: Renoviction Motion – implications for non-profit housing providers

Hi Jan,

Thank you for your email, and the work that Brightside does.

I appreciated you naming the recommendations that came out of the YIMBY event. My concern is that those alone aren't going to do enough to stop the systemic problem of renovictions – particularly in these older market-buildings – that Vancouver renters are currently facing. I'd be happy to hear other recommendations you have on how we can adequately and urgently address that challenge.

Thanks,
Christine

From: Jan Robinson [<mailto:jan@brightsidehomes.ca>]
Sent: Monday, December 3, 2018 12:13 PM
To: Boyle, Christine
Subject: URGENT: Renoviction Motion – implications for non-profit housing providers

Dear Councillor Boyle:

We understand that a motion to amend the Tenant Relocation and Protection Policy to include additional vacancy controls (<https://council.vancouver.ca/20181114/documents/pspc12-RevisedMotion.pdf>) is being discussed tomorrow.

As Executive Director of one of Vancouver's largest and oldest housing societies, [Brightside Community Homes Foundation](#), I have great concern regarding the language and impact the proposed motion could have on non-profit affordable housing providers.

We support the intention of this motion and its aim of protecting vulnerable renters in Vancouver. However, the motion as it is currently proposed will have a number of unintended negative consequences:

- Passing of the motion will inhibit the creation of urgently needed housing, including affordable housing. It will do this by inhibiting projects already in the approvals process or about to be introduced to the approvals process from moving forward in an expeditious manner, as there is no alternative plan in place.
- The motion will create a climate of uncertainty and higher risk for community-based organizations that are working hard to address the specific concern outlined in the motion – the housing emergency in Vancouver.
- The motion fails to recognize that increasing supply is paramount to resolving the housing crisis, and that organizations working to redevelop need support in helping find accommodation in an extremely tight market as opposed to solely regulation.
- It also fails to acknowledge that there are a number of older buildings in need of extensive renovations to ensure safety and security of the residents that live in them, and which would better serve the community by being redeveloped. That is, not all redevelopments aim to become luxury accommodation. However, the cost of redeveloping in Vancouver due to the price of land, permits, length of the process, result in the need to charge higher rents in order to make projects viable.

We ask that you consider amending Councillor Swanson's motion to consult with a variety of stakeholders to come up with collaborative solutions that protect tenants as well as foster the delivery of much needed housing units. At the very least, we request that you allow discretion in permitting certain projects to proceed if they provide affordable housing, are being delivered by non-profits, or provide for reasonable resident relocation plans that take into consideration resident's income when determining rents for returning residents.

Brightside was founded in 1952 and operates 26 affordable rental properties in the City of Vancouver. Brightside provides homes to over 900 Vancouver residents. We share the council's concerns about the lack of affordable housing options required to ensure a vibrant, healthy and diverse city. Yet we also believe that non-profits are strongly positioned to make a positive difference with the support of the City of Vancouver.

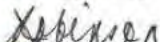
Following a recent event organized by Brightside called "YIMBYism: A Solution to Vancouver's Affordable Housing Crisis," feedback provided by attendees stated that the top housing solutions they'd like policy-makers to focus on in the next 12 months are expediting the permit process (75%) and working with

organizations redeveloping to help them find temporary accommodation for residents (54%). In conjunction, those two efforts will deliver much needed relief in terms of units available, lower prices and less renter vulnerability.

We'll reach stronger solutions to Vancouver's housing crisis if a collective approach is taken and non-profit housing providers are consulted before mass-market regulations are introduced. Collaboration is essential to bring about the systemic change that's needed to address Vancouver's affordability crisis. A considered view of such proposed amendments is essential and we're asking you to consider amending this motion.

I would be happy to discuss our concerns and thoughts further, so please do not hesitate to contact me via email or by calling my cell phone at 604-880-0215.

Kind regards,



 **Brightside** PA, CMA
Executive Director

Brightside Community Homes Foundation
300-905 West Pender
Vancouver, BC V6C 1L6

P: (604) 684-3515 ext. 223 | F: (604) 684-3677
brightsidehomes.ca

From: "Sue ." s.22(1)
To: "Fry, Pete" <Pete.Fry@vancouver.ca>
CC: "Liam McClure" <s.22(1)
s.22(1)>
Date: 12/4/2018 10:59:51 AM
Subject: Re: Urgent action to stop unlawful renovations

Dear Councillor Fry,

Here is a [link to an FAQ](#) on vacancy control:

[Here is an informative document](#) submitted to the Rental Housing Task Force by The Canadian Centre for Policy Alternatives

In terms of repairs and maintenance, the BC RTA already has a system in place for landlords to raise rents (extraordinary rent increase) for repairs:

[Application for Additional Rent Increase](#)

Also, I just got off the phone with the office of Spencer Chandra Herbert and they confirmed to me that the ability for landlords to apply for rent increases will be one of the Recommendations of the Rental Housing Task Force. Although they could not provide me with specific language (until the Recommendations are actually released), they confirmed it will be almost exactly like Ontario's model of "Above Guideline Increases".

Above guideline increases: Landlords can apply to the LTB for an [increase above the guideline](#) for any of the following reasons:

Their municipal taxes have increased by more than the guideline plus 50 per cent. (For example, if the guideline is 1.8%, the taxes must have increased by more than 2.7 %).

They incurred operating costs related to security services.

They incurred eligible capital expenditures.

If you have any questions or concerns, please let us know!

Thank you,

Sue Robinet

Vancouver Tenants Union

Outreach & Advocacy Team, West End

Steering Committee Member

On Mon, Dec 3, 2018 at 3:27 PM Fry, Pete <Pete.Fry@vancouver.ca> wrote:

Hi Sue, all

I'm planning to support the motion, and have included an amendment which Liam has seen.

I suppose, from a larger perspective, if I was to distill the tone of concern from the development industry it's mostly about vacancy control – and their argument that it will chill the market and limit their ability to maintain property. To the latter point if you have any Coles notes you wish to send me to counter that argument, it would be helpful. As I read and interpreted the RTA it reasonably allows for construction/renovation, but I don't have time to look up specifics.

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: Sue . [mailto:[s.22\(1\)](mailto:s.22(1)@vancouver.ca)]
Sent: Monday, December 3, 2018 3:16 PM
To: Fry, Pete
Cc: [s.22\(1\)](mailto:s.22(1)@vancouver.ca); Liam McClure
Subject: Re: Urgent action to stop unlawful renovations

Dear Councillor Fry,

It's totally understandable that you're too busy to meet right now. Do you have any specific concerns about motion B 10?

We would love the opportunity to send you any data to help you to get to YES! :)

Thank you,

Sue Robinet

Vancouver Tenants Union

Outreach & Advocacy Team, West End

Steering Committee Member

On Mon, Dec 3, 2018 at 2:51 PM Fry, Pete <Pete.Fry@vancouver.ca> wrote:

Hi Sue, all

I won't have time to meet today I'm afraid

But I've time for a quick phonecall for the next hour

s.15(1)(l)

604-873-7246

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: Sue . [mailto:[s.22\(1\)](mailto:s.22(1)@vancouver.ca)]

Sent: Monday, December 3, 2018 12:44 PM

To: Fry, Pete

Cc: [s.22\(1\)](mailto:s.22(1)@vancouver.ca)

Liam McClure City of Vancouver - FOI 2018-636 - Page 394 of 466 - Part 2 of 5

Subject: Fwd: Urgent action to stop unlawful renovations

Dear Councillor Fry,

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 <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 . <s.22(1)>, 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,

s.22(1)

Berkeley Tower Tenant

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[Berkeley Tower Tenants Website](#)

[Berkeley Tower Tenants Facebook Page](#)

From: "Boyle, Christine" <Christine.Boyle@vancouver.ca>
To: "Berkeley Tower" s.22(1)
Date: 12/4/2018 9:01:51 AM
Subject: RE: Urgent action to stop unlawful renovations

Just forwarded it!

Councillor Christine Boyle

CITY OF VANCOUVER
phone 604-873-7242 email CLRboyle@vancouver.ca
address 453 W 12 Ave Vancouver, BC V5Y 1V4
twitter @christineboyle facebook www.facebook.com/ChristineBoyleVancouver

From: Berkeley Tower [mailto:s.22(1)]
Sent: Monday, December 3, 2018 4:50 PM
To: Boyle, Christine
Subject: Re: Urgent action to stop unlawful renovations

Thank you Christine,

Are you able to forward that report to us once it's been released?

On Mon, Dec 3, 2018 at 3:12 PM Boyle, Christine <Christine.Boyle@vancouver.ca> wrote:

I don't really have a sense... sorry! I'll see what asking around I can do this evening. I think we're still waiting on a staff report, which I assume will influence a number of folks...

Councillor Christine Boyle

CITY OF VANCOUVER
phone 604-873-7242 email CLRboyle@vancouver.ca
address 453 W 12 Ave Vancouver, BC V5Y 1V4
twitter @christineboyle facebook www.facebook.com/ChristineBoyleVancouver

From: Berkeley Tower [mailto:s.22(1)]
Sent: Monday, December 3, 2018 1:05 PM
To: Boyle, Christine
Subject: Re: Urgent action to stop unlawful renovations

Thank you Christine.

Do you have any more sense of where the other councillors are at?

On Mon, Dec 3, 2018 at 12:54 Boyle, Christine <Christine.Boyle@vancouver.ca> wrote:

Thanks friends. I have no apprehensions. I'm in. Best of luck with the rest of Council – and let me know if there are things I can do/say to help.

In solidarity,
Christine

Councillor Christine Boyle

CITY OF VANCOUVER
phone 604-873-7242 email CLRboyle@vancouver.ca

From: Sue . [mailto:[s.22\(1\)](#)]
Sent: Monday, December 3, 2018 12:46 PM
To: Boyle, Christine
Cc: [s.22\(1\)](#) Liam McClure
Subject: Fwd: Urgent action to stop unlawful renovations

Dear Councillor Boyle,

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 <[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 . [s.22\(1\)](#) >, 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

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[s.22\(1\)](#)

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s.22(1)



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s.22(1)



From: s.22(1)
To: "Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
CC: "Jim Kelly" <jimkelly@shaw.ca>
Date: 12/2/2018 6:33:29 PM
Subject: Re:Renoviction Motion

Dear Mr. Weibe;

I am writing to you because I am a tenant who is living in Kitsilano and who has lived at the same address for the last s.22(1). Recently my neighbour, a tenant who has lived at the same address for the last s.22(1) received a renoviction memo from her Landlord. So I am very happy to hear that you are working on a Motion to ban Landlords from renovicting tenants.

Evicting people of all ages, many of them seniors on a fixed income s.22(1) is fundamentally wrong on all levels. I strongly urge you to support the Motion to ban renovictions! Thank you for your support on this matter. I look forward to your earliest response.

Yours 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>

"Dominated, Lisa" <Lisa.Dominated@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>

Date: 11/12/2018 9:08:02 AM

Subject: RENOVICTIONS and motion B10

As a resident of Vancouver for s.22(1) I urge all Councillors to support motion B10 to put an end to the Human Rights Crisis that RENOVICTIONS cause.

s.22(1)

There is nothing wrong with the building, s.22(1) it is good low income housing that will be lost forever.

Where am I supposed to magically come up with an extra \$800 per month?
That is not a rhetorical question I need an answer.

APPROVE AND ADOPT MOTION B10

s.22(1)

From: s.22(1)
To: "[Wiebe, Michael](mailto:Michael.Wiebe@vancouver.ca)" <Michael.Wiebe@vancouver.ca>
Date: 12/1/2018 3:54:16 PM
Subject: Renovictions

I am very happy you are working on changes regarding banning landlords from renovicting tenants. Evicting people of all agesa lot being seniors on fixed incomes,with little or no money is fundamentally wrong on all all levels. Please support the motion to ban reno victions for all concerned. Thank you. s.22(1) KITS RESIDENT

Sent from my iPad

From: s.22(1)
To: "Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
CC: "Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
Date: 12/3/2018 3:25:29 PM
Subject: rent controls and #38 million
Attachments: Rent controls and \$38 million.docx

I hope you will read this..... as a possible solution to the renters issue

Sincerely, s.22

Rent controls and \$38 million

The city and the province want to impose severe rent controls onto landlords. The objective is to prevent landlords from raising rents, in other words to subsidize their renters. Everything from restricting rent increases to 2% to freezing rents on a permanent basis while all other costs of maintaining a livable building are increasing at a much faster pace. The city of Vancouver is a prime example. A recent article stated the city's new budget is projected to be 7.6% higher.

Rent controls mean less money to spend on maintaining the old rental stock which many are in dire need of upgrades to plumbing, roof replacements, new windows, upgrades to kitchens & bathrooms, on top of regular every day maintenance. This is why they are being sold to developers further depleting the rental stock. Rent controls provide little or no incentive to spend money on upgrades, create "slum landlords" and have never worked in the past. Landlords who upgrade/repair/upkeep their buildings allowing their tenants to live in a comfortable environment should be able to pass the costs onto tenants who, in the end are the beneficiaries of the upgrades. If not, improvements simply won't be done. Hello Mr. Sahota.

The city of Vancouver predicts they will receive \$38 million from the Vacant home tax in 2018. So what is their plan for this money? Well one novel solution would be to support renters with it. Rather than downloading the social responsibility of subsidizing renters onto landlords which seems to be the only idea that politicians can come up with I suggest with \$38 million the city could provide a \$200/month rental subsidy to 15,833 renters for the entire year. This could start immediately rather than waiting for years for some plan to build 1000 or so social housing units. This could be done on an income basis for the most needy while allowing landlords to increase rents at least in the rent controlled manner of the past. A measured increase of 4.5% that provided additional funds in recognition of the true costs of building maintenance. If the province was to match these city funds imagine what could be accomplished for low income renters. Much posturing by provincial and municipal governments has amounted to little for renters. It is time for government to get proactive and address the problem head on. I have other ideas surrounding the concerns of renovictions, maintaining and rebuilding the rental stock but that is for another discussion. For now the bottom line is using a sledge hammer on landlords to become the social safety net is not the answer.

Sincerely,

s.22(1)

From: s.22(1)
To: "Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
Date: 11/29/2018 10:45:55 AM
Subject: Rent Controls/Review

Dear Ms Bligh,

I voted for you because you came across as articulate, intelligent and caring.

But it is with dismay that I now see that council is considering tightening up rent/vacancy controls.

Really?

In what century, in what planet are you living on? The evidence is irrefutable that rent controls are the best example of the worst case of public policy ever invented. It is outlawed in most states in our neighbouring country to the south. And they're crazy!

Please don't fall for political expediency here. Refute any and all rent controls.

Yours truly,

s.22(1)

Sent from [Mail](#) for Windows 10

From: s.22(1)

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

Date: 11/29/2018 10:50:16 AM

Subject: Rent Controls/Vacancy Controls

Dear Ms Carr,

It is with dismay that I hear that council is considering tightening rent control.

What planet/time are you living in?

Do you not read? Do you not study what is behind the lack of supply in rental housing?

Please don't get stuck in Ms Swanson's forty-year time machine and go down that road....

I voted for you because you came across as someone with intelligence and could rise above politics. Please don't make me regret my vote!

Yours truly,

s.22(1)

Sent from [Mail](#) for Windows 10

From: s.22(1)
To: "Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
Date: 12/9/2018 6:00:59 PM
Subject: SAVE THE WEST END

RE: SAVE THE WEST END

I would ask you to read this email. It's rather long but I do have some ideas on creating an equal amount of rental units and condos. However, it will require a complete flip on how you and others do business.

There are thousands of us living in the West End are barely hanging on financially. People are very afraid of being dislocated from their homes and the neighbourhood that they have lived in for many, many years. What I proposed is viable; all that people have to do is re-think the business model from the traditional approach of owner/landlord to a more socially conscious one that compliments the city, not making the city worse.

Owners & developers, city planners, city government all the way up to the provincial & federal governments, need to address the issues of rental affordability with a different lens. When tenants receive their annual increase, whatever that is has to be set aside by the landlord in a different bank account to cover the ongoing maintenance and the reason for rent increases on the property they own.

Everyone has a stake in this current climate of affordability and to not recognize it is a serious problem. The West End is made up of millionaires, upper class, middle class, and the working poor. We all live in harmony with one another and to have developers bull dozing entire blocks of current rentals to build condos that the average BC resident will never afford is outrageous and cruel. Even more insulting is the case of the developer a Davie Street & Cardero condo site wanting a separate building entrance for the social housing units. That was a slap to my face and I felt betrayed.

There is no land left to build upon without causing a major impact on the social fabric of our community so we all need to share and be creative, especially in the West End. I look forward to your response.

s.22(1)

s.22(1)

s.22(1)

s.22(1) Tales of the City <https://www.youtube.com/watch?v=reUjaJhAm54>.

s.22(1)

s.22(1) We must stop the ongoing bulldozing of entire blocks in the West End and prevent the destruction of the few four story apartments that still exist. We feel the West End is unique and must be protected from developers and real estate speculators. There is a healthy mix of diversity of people from the very rich, middle class, working poor who are living side by side as well as a vibrant gay community which must be protected from the developers wrecking ball.

The developers of current projects are offering the City of Vancouver a number of units for social housing; but, while that is one of many options to consider, it does not address the needs of the people living in the West End. The current criterion for social/assisted housing does not benefit people like me who make just over the cut-off limit for access to assisted housing. The City of Vancouver must demand more from developers and draw the line in the sand, so to speak.

OTHER HISTORICAL INFORMATION:

In the 1970's when Montreal, Quebec won the Olympic Summer games the developers were buying up entire blocks upon blocks of established communities, thus dislocating thousands of people. As a result the City of Montreal and the provincial government put a stop to the destruction of these areas and initiated new policies for developers to continue building the various condos, etcetera. Quite simply, the City of Montreal told developers if they intended to tear down current rental buildings to be replaced with condos they must then replace each lost rental apartment at a 1 to 1 ratio and allow the dislocated tenants to return to the allotted rental units at the same rent they were paying. If the developer refused to comply they were not given permits to build. The current rental market in Montreal is robust and there are an equal number of rentals to privately owned condos which creates a healthy rental environment whereby the rents are set at a reasonable rate that people can afford, unlike Vancouver where the average person is spending over 55% of their net income on rent.

GOING FORWARD:

The City of Vancouver, Urban City Planners, must take a hard stance with developers who seek to build condos that no BC residents can ever afford. It will take courage, moral strength, to demand that developers who want to bulldoze the West End replace each and every rental unit lost at a 1 to 1 ratio allowing for not only social/assisted housing but for rentals that are geared to net income of a renters salary. No renter should be spending 55% of their net income on housing. Developers must contribute on ethical and moral grounds so as not to cause and exacerbate the problems of affordability and livability in Vancouver. We need to preserve the West End from the wrecking ball as we do not need another monochromatic and gothic monstrosity such as Yale Town.

The West End is special and when you walk around the various tree lined streets in the West End you can still see people washing their cars with a sponge and a bucket of water, seeing people taking the time to talk to one another, shopping at the local Mom & Pop stores. There is a sense of community that is unique to the West End. The West End must be protected and preserved for the current residents and not become an enclave for the rich and privileged who have not contributed, nor participated in the enrichment of this community. When developers ask for separate entrances from the people who will be living in the social housing section the City must stand up and oppose the obvious elitism that is occurring.

When I heard about this I felt betrayed by my own City Council members who capitulated to the

demands of the developer who will be marketing/pandering the new condos; primarily foreign Chinese Nationals along with their illicitly imported laundered money condos that the average Canadian could never afford.

The members of Council and others must have the moral integrity and the ethical courage to demand that future developers contribute in such a way as to enhance the West End community for all the people who currently live here and insist from the Urban City Planners on a design that compliments the city as opposed to complicating the lives of those who have made what is now the West End.

Those who dismiss government intervention and regulations in matters as essential as housing should then also dismiss corporate welfare in all other areas. Unfortunately our system tends to be stacked in favour of the bigger guy who engages in unrestricted profiteering at the expense of all other considerations. The result is a near economic collapse. Who pays? The ordinary taxpayers clinging to their livelihood in a rental, while also being blamed for not "sucking it up" to the demands of the marketplace. The hypocrisy in it all is astounding and completely untenable. I'm not Marxist.... I support a free market system that provides a healthy environment for investment, but which is also sustainable and equitable. People shouldn't be screwed over for the sake of the almighty dollar, especially when it concerns a basic need such as housing. In the long run, a little social conscience can be a good thing for all.

Do investors and landlords (regardless of where they're from) should have more clout and influence on our lives than we the people who grew up here, participated and contributed to the local communities, paying for the roads, schools, community centers and infrastructure with OUR taxes and efforts? Now that circumstances are making it near impossible to afford to continue living in OUR homes, are we being told to "move out"!?? Sure, let's just walk away from everything we've paid for, worked for, and had influence on and turn it over to someone else with lots of money. Not just yet. Families will have to wait at least 10 to 12 more years in this financial hell until their kids finish school so that they can at least finish their childhood in the same neighbourhood with their same friends and with family support relatively nearby. However, the children will now likely have to continue living at home during their post-secondary schooling so it will likely take even a little longer. By then we, the displaced people, will be in our mid - 60's, still waiting to get into a somewhat decent home. And since the kids will still be living at home, we can't downsize the home – no, our dwelling will have to be bigger and more costly. Only when the children are on track to their futures, will we, the hapless displaced persons, eventually cave in and relocate, away from friends and family to enjoy what little of our "golden years" we have left. Oh, and we don't have any illusions about retiring. Will we be able to afford it? We'll all have to keep working until we're no longer able to or will the employers be obliged to kick us out because the Baby Boomer effect will also be kicking in!

I look forward to your comprehensive response to my housing proposal.

Most Sincerely,

s.22(1)



Ps. if you happen to be in the West End and are looking at the s.22(1) the gardens that you see were a result of the tenants living in the building

From: ["The Federal Store" <info@federalstore.ca>](mailto:info@federalstore.ca)
To: ["Wiebe, Michael" <Michael.Wiebe@vancouver.ca>](mailto:Michael.Wiebe@vancouver.ca)
Date: 12/2/2018 11:55:49 PM
Subject: Spam: Affordable Housing in Mount Pleasant

Hi Mike,

We'd like to start by congratulating you on your win! A much-deserved victory. We are so glad to know that we finally have someone with so much in common with us in a position to make real change in our awesome city.

We have just celebrated our 2-year anniversary of opening The Federal Store, and we could not be more grateful to be part of such a wonderful community as Mount Pleasant. After living in the area for over s.22(1), we feel so lucky to have the chance to get to know the people of the neighbourhood and to participate in their daily lives in such a personal way.

The relationships that we have built with people through the store, from our customers to our staff to other small business owners who supply us their goods, have taught us that we are not the only ones who struggle to survive in this city. The cost of living, and in particular the rising cost of rent and lack of housing security, has had (and continues to have) a negative and compounding effect on our business, our lives and the lives of our Mount Pleasant community.

As a small business owner yourself, especially one in the hospitality industry, we know you understand its many challenges -- in particular the challenges of finding and keeping staff. We've both worked in restaurants for over 15 years, and the changes we've seen in the last few years is quite startling. Everyone we talk to, even in some of Vancouver's most reputable dining spots, is struggling to find and hold onto good people (or often just any people at all). In our opinion, and we know we are not alone in feeling this way, the rising costs of living in this city is largely to blame. Our key demographic of people that would serve as staff are choosing to leave the city due to completely unaffordable rent. Great staff are harder to find, and turnover is increasing because those who do choose to work in hospitality know that there are so many "now hiring" signs lining the streets that they can walk into a new job the very next day. Moreover, we have lost several staff members because they chose to leave Vancouver entirely after their leases expired and they faced massive rent hikes or were renovicted. None of these people wanted to leave Vancouver, but felt that they were left with no alternative.

Regardless of heightened staffing challenges, it's not news that opening and operating a small business isn't easy. s.22(1)

s.22(1)

s.22(1)

Affordable, secure housing is necessary to the economy of Mount Pleasant. Small businesses like ours wouldn't be possible without the support of the community. However, it's hard not to feel like our way of life is under threat while we watch regular after regular leave the area because they can no longer afford to live here, and we know other small business owners are facing the same concerns.

Given the huge impact that affordable housing has on small businesses, and the Mount Pleasant community as a whole, it's important that the city does everything it can to protect renters. As such, we are asking you vote in support of motion B10 in the vote on Tuesday.

Thanks for taking the time to read this, and if you have any questions feel free to get in touch.

All the best,

s.22(1)

The Federa Store
2601 Quebec Street
Vancouver

federa.store.ca
@federa.storevan

From: s.22(1)

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

Date: 11/13/2018 9:04:07 AM

Subject: Spam: Please Support Motion B10 to Protect Tenants from Renovictions

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.

Vancouver can't afford to lose affordable housing stock! Any measure the City takes to build affordable housing will be for nothing unless we stop the ability of landlords to evict tenants and flip rentals into luxury suites to charge more rent. There's no reason to evict a tenant if they are willing to accomodate renovictions. This motion won't stop landlords from making legitimate repairs, it will stop profit motivated evictions!

I live in Mt. Pleasant and have seen numerous renovictions in my neighbourhood. This has destroyed our area and it seems that only the rich can live here now. s.22(1)
s.22(1). Otherwise I not only would have to leave Mt. Pleasant but I would have to leave the city I love so much as rents are out of control. I have lost many friends and neighbours in the last 10 years due to the arrogant behaviour of the previous municipal government and greedy developers who just don't care about the welfare of residents. These renovictions must stop!

If passed, Motion 10B it will stop most renovictions in Vancouver by strengthening the City's Tenant Relocation and Protection policy. The motion also aims to remove the incentive to renovict Province-wide by pressuring the Provincial to control rents between tenancies!

Sincerely,

s.22(1)

From: "[Berkeley Tower](#)" s.22(1)
To: "[Wiebe, Michael](#)" <Michael.Wiebe@vancouver.ca>
Date: 12/5/2018 1:44:59 PM
Subject: Standing for tenants - Thank you

Hi Michael,

Thank you for taking the first step in protecting tenants from predatory developers and landlords. I say "predatory" deliberately because there are of course *many good landlords*.

Our advocacy isn't meant to decimate landlords as a group but rather to put an end to the actions of those who harass and evict specifically to make a mega-profit at the expense of those who have less.

I look forward to further conversations,

s.22(1)



From: s.22(1)

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

Date: 11/29/2018 1:16:36 PM

Subject: Support B10 on Renovictions

Dear Adriane, We are counting on you to do the right thing Tuesday Dec 4.

Please vote YES ON Jean's motion.

Many thanks

s.22(1)

From: s.22(1)
To: "[Carr, Adriane](mailto:Adriane.Carr@vancouver.ca)" <Adriane.Carr@vancouver.ca>
Date: 12/3/2018 5:27:50 PM
Subject: Support B10

Dear Councillor Carr,

I'm writing you as a resident of Vancouver to urge you to support Councillor Swanson's Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

The average cost of a one bedroom apartment in Vancouver is \$2100, which is a completely ludicrous amount that most working families simply cannot afford. Vacancy control is long overdue here. We know the landlord lobby is powerful but I trust you will do the right thing for the average person.

The greed of developers cannot be satisfied. Their unscrupulous tactics, including reno- and demo-victions, have caused rampant displacement and contributed to the homelessness crisis we see only worsening.

Enough is enough. Housing is a human right and it's about time council starts protecting the rights of tenants.

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 7:50:34 PM

Subject: Support for Motion B4 and Motion B10

Hi Davin Fung,

I hope this email finds you well. I'm writing to state my support for Motion B4 and Motion B10.

s.22(1)

I live and work in a constant state of awareness of the death toll and damage to our communities that the opioid crisis has resulted in. We are living in an public health emergency, with 5 people a day on average dying due to fentanyl-related overdose deaths in BC.

The scientific evidence is clear: access to safe, stable, affordable housing for is an essential part of the solution to the opioid crisis. This cannot be understated. Housing comes first. We need to protect our most vulnerable citizens. Motion B4 and Motion 10 are a part of the solution.

Thank you for your time, and take care,

s.22(1)

From: s.22(1)

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

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

"Vancouver Tenants Union" <tenantsunion.yvr@vancouvertenantsunion.emailnb.com>

Date: 11/30/2018 5:44:53 PM

Subject: Support Motion B.10

Dear Councillor Wiebe:

I am writing in support of Motion B. 10.

I have lived under the constant threat of renovation in my rental of s.22(1) in East Vancouver.

s.22(1)

Some are homeless and most are under-housed, their hard-working families also living under the constant threat of renovation.

I encourage you to understand how difficult it is to rent in Vancouver. s.22(1)

s.22(1)

Renters are amongst the hardest working citizens that there are in Vancouver.

Please support citizens who rent.

Thank you, take care,

s.22(1)

From: "[Alexander Kennedy](#)" <[s.22\(1\)](#)>
To: "[Wiebe, Michael](#)" <[Michael.Wiebe@vancouver.ca](#)>
CC: "[Fry, Pete](#)" <[Pete.Fry@vancouver.ca](#)>
"[Carr, Adriane](#)" <[Adriane.Carr@vancouver.ca](#)>
Date: 12/4/2018 10:43:03 AM
Subject: Support for Motion B-10 Amongst Small Businesses.

Hello Michael, Pete and Adriane.

Sarah Lindsey, the owner of the Salamander Salt Curios & Collectables, has asked me to reach out to small businesses around the Mount Pleasant Area with a letter in full support of Motion B-10.

I only had a few hours last night, but in that short time-frame I was able to successfully engage with numerous business owners who support motion B10 in its entirety. Here are their names:

Peter Pratchet: First Used Books.

Heechedl Kim: Pleasant Beans Cafe

Nick Paraschos: 8th Dimension Comics

Andrew Lee. Return It Bottle Depot. (Who will be present at the Rally this afternoon)

David Isbister: PlantBase Food

Kevin Heffner. DGM Laminating, Equipment supplies and service Vancouver.

Megan Wallao: Nutmeg Myth.

Audrey Wong: Lotus Food + Nutrition Inc.

Sarah Lindsey, Salamander Salt Curios & Collectables

Naomi Arnaut: Say Hello Sweets.

Krisitn Zerbin: Moochy Booch Kambucha

Theresa Frazao: Rath Art Supplies

Laura Frederick: Dandelion Records & Emporium

I did not get a chance to contact Michelle from Anti-Social Skateboard Shop last night, but from previous meetings I understand that she also fully supports motion B-10 and has even reached out to you.

I want to emphasize that these business owners took the time to read the letter in its

entirety—including the 4 points that Motion B-10 has called for— They considered everything it represented, and they then signed their full support of it. Andrew Lee— the owner of Return It Bottle Depot-- is making plans to attend the rally today at City Hall.

While there is much talk about how Motion B10 is dividing landlords from tenants, I want to emphasize that this motion does NOT target honest landlords and that one of the signees of the letter --Audrey Wong of Lotus Food + Nutrition Inc— Is also a landlord, (This is on top of the honest landlords who spoke at City Hall in favour of Motion B10 and the honest landlords who reached out to you over the week)

In your vote this evening. Please consider the many small business owners who have voiced their full support of Motion B10 in it's entirety and hope that you will join them in protecting Tenants (and Business owners) from the disastrous effects of Renovitions and Aggressive Buy-Outs.

—Yours,

Alex Kennedy. Owner of Gauntlit

Full Text of the letter can be read here:

<https://docs.google.com/document/d/1ua-6hKbsrP0i5B7umLkHZpXpB1PAIZnuF6EEQ3AyQnU/edit>

**LETTER BY BUSINESS OWNERS IN SUPPORT OF MOTION B10:
Protecting Tenants from Renovictions and Aggressive Buy-Outs**

We the undersigned want to express our full support for Motion B10 - Protecting Tenants from Renovictions and Aggressive Buy-Outs, in it's entirety.

We as small business owners who have previously engaged with our city for grants, we have always felt hard as the city and it's housing costs have not only increased to price out employees outside the city, but have made leaving otherwise looking difficult to us and our families.

The rising cost of rent also has an impact on our customers, who are struggling to pay the rent and have cut down on their discretionary income resulting in smaller and smaller profit margins.

Motion B10 does NOT affect landlords acting in good faith with their tenants. Under the Residential Tenancy Regulation, Section 23.1, landlords have every opportunity to legally increase rent based on evidence that their costs have grown (and expected).

Instead Motion B10 will tackle the most egregious loopholes that allow bad faith actors to subject their tenants to high pressure eviction tactics in the attempts to evict them.

Under Motion B10, The city will move forward to:

- Strengthen the Tenant Relocation and Eviction Policy to cover ALL forms of accommodation, in all areas of Vancouver.
- Require landlords to offer displaced tenants the opportunity to move out during a necessary renovation without their lease ending or rent increasing.
- Place all apartment buildings used in Vancouver and insuring tenants of their rights.
- Place all tenant buyouts and taking on the Province to implement effective vacancy control, or otherwise, to give Vancouver the power to regulate maximum rent increases during and after renovations.

As small business owners, we feel the amendments to Vancouver Charter requested under Motion B10 are crucial to confronting soaring rental costs, including both housing and retail space, and we involve ALL Vancouver City Councilors to support this motion in it's entirety.

NAME: David Ishtator

BUSINESS NAME: Plant Base Food

EMAIL AND PHONE NUMBER (Optional)

SIGNATURE

NOTES:

**LETTER BY BUSINESS OWNERS IN SUPPORT OF MOTION B10:
Protecting Tenants from Renovictions and Aggressive Buy-Outs**

NAME:

Audrey Wong

BUSINESS NAME

Living Lotus Food + Nutrition Inc

EMAIL AND PHONE NUMBER (Optional)

SIGNATURE

Audrey Wong

NOTES:

Landlord

NAME:

Naomi Arnaud

BUSINESS NAME

Say Hello Sweets

EMAIL AND PHONE NUMBER (Optional)

SIGNATURE

Naomi Arnaud

NOTES:

NAME:

KRISTIN ZEBIN

BUSINESS NAME

Harbor Beach Condo

EMAIL AND PHONE NUMBER (Optional)


SIGNATURE

Kristin Zebin

NOTES:

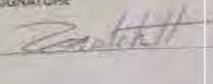
LETTER BY BUSINESS OWNERS IN SUPPORT OF MOTION B10:
Protecting Tenants from Renovations and Aggressive Buy-Outs

NAME: Kevin Heffner BUSINESS NAME: None

EMAIL AND PHONE NUMBER (Optional): Kevin@Towson.net SIGNATURE: 


NOTES:

NAME: EVER PROTCHETT BUSINESS NAME: FIRST USED BOOKS

EMAIL AND PHONE NUMBER (Optional): firstusedbooks@johanna.ca SIGNATURE: 

NOTES: HECRAEDL ICIM Plasma Beans

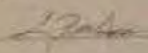
NAME: helenkim@kvm.net BUSINESS NAME: None

EMAIL AND PHONE NUMBER (Optional): SIGNATURE: 

NOTES:


LETTER BY BUSINESS OWNERS IN SUPPORT OF MOTION B10:
Protecting Tenants from Renovations and Aggressive Buy-Outs

NAME: Laura Frederic BUSINESS NAME: Dandelion Records & Equipment

EMAIL AND PHONE NUMBER (Optional): laura@laurafrederic.com SIGNATURE: 

NOTES:

NAME: Theresa Frazao BUSINESS NAME: Raw Art Supplies

EMAIL AND PHONE NUMBER (Optional): SIGNATURE: 

NOTES:

NAME: BUSINESS NAME:

EMAIL AND PHONE NUMBER (Optional): SIGNATURE:

NOTES:

LETTER BY BUSINESS OWNERS IN SUPPORT OF MOTION B10:
Protecting Tenants from Renovictions and Aggressive Buy-Outs

NAME: Nick Paraschos BUSINESS NAME: 2nd DIMENSION COMICS
EMAIL AND PHONE NUMBER (Optional): 604.731-7644 SIGNATURE: Nick Paraschos

NOTES: _____

NAME: Megan Wallis BUSINESS NAME: Watney Mall
EMAIL AND PHONE NUMBER (Optional): _____ SIGNATURE: Megan Wallis

NOTES: _____

NAME: _____ BUSINESS NAME: _____
EMAIL AND PHONE NUMBER (Optional): _____ SIGNATURE: _____

NOTES: _____

From: "[Alexander Kennedy](#)" s.22(1)
To: "[Hardwick, Colleen](#)" <Colleen.Hardwick@vancouver.ca>
CC: "[Bligh, Rebecca](#)" <Rebecca.Bligh@vancouver.ca>
"[Dominato, Lisa](#)" <Lisa.Dominato@vancouver.ca>
"[Kirby-Yung, Sarah](#)" <Sarah.Kirby-Yung@vancouver.ca>
"[De Genova, Melissa](#)" <Melissa.DeGenova@vancouver.ca>
Date: 12/4/2018 10:58:08 AM
Subject: Support for Motion B-10 Amongst Small Businesses

Hello Councillors Colleen Hardwick, Rebecca Bligh, Lisa Dominato, Sarah Kirby-Yung and Melissa De Genova

Sarah Lindsey, the owner of the Salamander Salt Curios & Collectables, has asked me to reach out to small businesses around the Mount Pleasant Area with a letter in full support of Motion B-10.

I only had a few hours last night, but in that short time-frame I was able to successfully engage with numerous business owners who support motion B10 in its entirety.

Here are the names of these business owners:

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Audrey Wong: Lotus Food + Nutrition Inc.

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Krisitn Zerbin: Moochy Booch Kambucha

Theresa Frazao: Rath Art Supplies

Laura Frederick: Dandelion Records & Emporium

I want to emphasize that these business owners took the time to read the letter in its entirety—including the 4 points that Motion B-10 has called for— They considered everything it represented, and they then signed their full support of it. Andrew Lee— the owner of Return It Bottle Depot-- is making plans to attend the rally today at City Hall.

While there is much talk about how Motion B10 is dividing landlords from tenants, I want to emphasize that this motion does NOT target honest landlords and that one of the signees of the letter --Audrey Wong of Lotus Food + Nutrition Inc— Is also a landlord, (This is on top of the honest landlords who spoke at City Hall in favour of Motion B10 and the honest landlords who reached out to you over the week)

In your vote this evening. Please consider the many small business owners who have voiced their full support of Motion B10 in it's entirety and hope that you will join them in protecting Tenants (and Business owners) from the disastrous effects of Renovitons and Aggressive Buy-Outs.

—Yours,

Alex Kennedy. Owner of Gauntlit

Full Text of the letter can be read here:

<https://docs.google.com/document/d/1ua-6hKbsrP0i5B7umLkHZpXpB1PAIZnuF6EEQ3AyQnU/edit>

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Protecting Tenants from Renovictions and Aggressive Buy-Outs**

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We as small business owners who have mutually engaged with our city for years, we have always had our hand on the tiller and a helping hand has been extended to ours our employees and the city - but have made decisions about how to run our business.

The rising cost of rent and the impact on our customers, who are struggling to pay the rent and have cut down on their discretionary income, resulting in smaller and smaller profit margins.

Motion B10 does NOT affect landlords acting in good faith with their tenants. Under the Residential Tenancy Regulation, Section 23.1, landlords have every opportunity to legally increase rent based on evidence that their costs have grown over expected.

Instead Motion B10 will tackle the most egregious loopholes that allow bad faith actors to subject their tenants to high pressure intimidation tactics in the attempts to evict them.

Under Motion B10, The city will move forward to:

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NAME: David Ishtator

BUSINESS NAME: Plant Base Food

EMAIL AND PHONE NUMBER (Optional)

SIGNATURE

NOTES:

**LETTER BY BUSINESS OWNERS IN SUPPORT OF MOTION B10:
Protecting Tenants from Renovictions and Aggressive Buy-Outs**

NAME:

Audrey Wong

BUSINESS NAME

Living Lotus Food + Nutrition Inc

EMAIL AND PHONE NUMBER (Optional)

SIGNATURE

Audrey Wong

NOTES:

Landlord

NAME:

Naomi Arnaud

BUSINESS NAME

Say Hello Sweets

EMAIL AND PHONE NUMBER (Optional)

SIGNATURE

Naomi Arnaud

NOTES:

NAME:

KRISTIN ZEBIN

BUSINESS NAME

Harbor Beach Condo

EMAIL AND PHONE NUMBER (Optional)

SIGNATURE

Kristin Zebin

NOTES:

LETTER BY BUSINESS OWNERS IN SUPPORT OF MOTION B10:
Protecting Tenants from Renovictions and Aggressive Buy-Outs

NAME: Laura Fiedoruk BUSINESS NAME: Dundee Repair & Services
EMAIL AND PHONE NUMBER (Optional): laura.fiedoruk@gmail.com SIGNATURE: [Signature]

NOTES:

NAME: Theresa Frazao BUSINESS NAME: Roth Art Supplies
EMAIL AND PHONE NUMBER (Optional): _____ SIGNATURE: [Signature]

NOTES:

NAME: _____ BUSINESS NAME: _____
EMAIL AND PHONE NUMBER (Optional): _____ SIGNATURE: _____

NOTES:

LETTER BY BUSINESS OWNERS IN SUPPORT OF MOTION B10:
Protecting Tenants from Renovictions and Aggressive Buy-Outs

NAME: Nick Paraschos BUSINESS NAME: 3-DIMENSION CLINIC
EMAIL AND PHONE NUMBER (Optional): 604-731-7644 SIGNATURE: [Signature]

NOTES:

NAME: Megan Waller BUSINESS NAME: Norway Health
EMAIL AND PHONE NUMBER (Optional): _____ SIGNATURE: [Signature]

NOTES:

NAME: _____ BUSINESS NAME: _____
EMAIL AND PHONE NUMBER (Optional): _____ SIGNATURE: _____

NOTES:

LETTER BY BUSINESS OWNERS IN SUPPORT OF MOTION B10:
Protecting Tenants from Renovictions and Aggressive Buy-Outs

NAME: Kevin Hoffman BUSINESS NAME: RAM

EMAIL AND PHONE NUMBER (Optional): Kevin@Tows.net SIGNATURE: [Signature]

NOTES: _____

NAME: PAUL BROTHETT BUSINESS NAME: FIRST MED WALK

EMAIL AND PHONE NUMBER (Optional): firstward@keystone.ca SIGNATURE: [Signature]

NOTES: HOCMEDL KCM Pharmat Biosci

NAME: helen.kus@hcmad.net BUSINESS NAME: [Signature]

EMAIL AND PHONE NUMBER (Optional): _____ SIGNATURE: _____

NOTES: _____

From: s.22(1)

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

Date: 11/30/2018 4:19:46 PM

Subject: Thank you!

Dear Councillor Fry,

I would like to thank you for hearing out all the speakers for motion B10.

I was moved by your attentiveness and thoughtful questions. I feel proud to have voted for you!

s.22(1)

s.22(1)

Vancouver is and will always be home to us.

Regardless of outcome, I appreciate you for listening and supporting the people of Vancouver!

Sincerely,

s.22(1)

From: s.22(1)
To: "[Wiebe, Michael](mailto:Michael.Wiebe@vancouver.ca)" <Michael.Wiebe@vancouver.ca>
Date: 12/3/2018 11:12:02 AM
Subject: Thank you

Dear Councilor Wiebe,

I wanted to express my appreciation for listening to all the speakers for motion B-10. I was impressed by your attentiveness and open demeanor. This contributed to putting the speakers at ease.

My impression is that we now have a Mayor and council that reflects the people. I feel proud to have voted for you!

s.22(1)

I am hopeful that the Mayor and council make positive changes for the people!

Much respect and appreciation

Sincerely,

s.22(1)

From: s.22(1)
To: "[Wiebe, Michael](mailto:Michael.Wiebe@vancouver.ca)" <Michael.Wiebe@vancouver.ca>
Date: 11/29/2018 10:01:09 PM
Subject: This landlord supports B10

Dear Councillor Wiebe,

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. In my home neighbourhood just in the last year I lost my longtime Chinese run grocery store, my dry cleaners, the family run sushi place. Even Starbucks closed. This is neighbourhood death and is another aspect of the real estate boom/housing crisis.

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: "[Marissa Chan-Kent](mailto:mchan-kent@udi.org)" <mchan-kent@udi.org>
To: "[Wiebe, Michael](mailto:Michael.Wiebe@vancouver.ca)" <Michael.Wiebe@vancouver.ca>
Date: 11/28/2018 11:33:37 AM
Subject: Time to Chat?

Hey Michael,

I hope this note finds you well. It was great to connect with you a couple weeks ago at the SFU event. I found the discussion quite informative and I really appreciate your collaborative approach on ensuring builders and the community work together at the same table to make the future of the neighbourhood workable for everyone.

I was wondering if you had time today for a quick chat on the revised Motion – Protecting Tenants from Renovictions and Aggressive Buyouts? We've heard that the speakers to this motion have been compelling and I'd love the opportunity to hear your thoughts on how this has developed.

I'm available all day today – my cell is s.22(1) if needed.

Hope we can find time to connect soon!

Best,

Marissa

From: "[Leslie Whittaker](mailto:lhittaker@udi.org)" <lhittaker@udi.org>
To: "[Stewart, Kennedy](mailto:Kennedy.Stewart@vancouver.ca)" <Kennedy.Stewart@vancouver.ca>
"[Bligh, Rebecca](mailto:Rebecca.Bligh@vancouver.ca)" <Rebecca.Bligh@vancouver.ca>
"[Boyle, Christine](mailto:Christine.Boyle@vancouver.ca)" <Christine.Boyle@vancouver.ca>
"[Ball, Elizabeth](mailto:Elizabeth.Ball@vancouver.ca)" <Elizabeth.Ball@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>
CC: "[Kelley, Gil](mailto:Gil.Kelley@vancouver.ca)" <Gil.Kelley@vancouver.ca>
"[Johnston, Sadhu](mailto:Sadhu.Johnston@vancouver.ca)" <Sadhu.Johnston@vancouver.ca>
Date: 11/28/2018 2:11:45 PM
Subject: UDI LETTER TO COUNCIL REGARDING REVISED MOTION 10
Attachments: UDI Ltr Nov 28 2018 Revised Motion 10.pdf

Good Afternoon Mayor Stewart and Council

On behalf of Anne McMullin, President and CEO of the Urban Development Institute, please find our letter regarding the Revised Motion 10 that is going before Council on November 28, 2018.

Regards

Regards

Leslie

Leslie Whittaker
Executive Assistant to the President and CEO
1100, 1050 West Pender Street
Vancouver, BC V6E 3S7
lhittaker@udi.org
T: 604-669-9585
<http://www.udi.bc.ca>

*We have now moved to our new offices. Please update your records with our new address.
Suite 1100, 1050 West Pender Street
Vancouver, BC V6E 3S7 Canada
Email addresses and phone numbers will remain the same.*



URBAN DEVELOPMENT INSTITUTE – PACIFIC REGION
#1100 – 1050 West Pender Street
Vancouver, British Columbia V6E 3S7 Canada
T. 604.669.9585 F. 604.689.8691
www.udl.bc.ca

November 28, 2018

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

Re: Revised Motion 10 on the November 28, 2018 Council Meeting Agenda

Further to our correspondence of November 13, 2018, I am writing again on behalf of the Urban Development Institute's (UDI's) more than 850 members, to respectfully request that Council not support the proposed revised motion that:

- A. *The City immediately amend its Tenant Relocation and Protection Policy to the extent of its authority under the Vancouver Charter to:
 - i. *Apply to all forms of rental accommodation, all areas of Vancouver and to all permits which will result in the temporary or permanent displacement of tenants; and*
 - ii. *Require landlords to offer displaced tenants the opportunity to temporarily move out for the necessary duration of the renovations without their leases ending or rent increasing, in accordance with the Residential Tenancy Act and the Residential Tenancy Branch Policy Guideline 2 of May 2018; and**

- D. *The City immediately and forcefully call on the province to implement effective vacancy controls for British Columbia, or alternatively, to give Vancouver the power to regulate maximum rent increases during and between tenancies.*

The resolution will have serious and dire consequences on the maintenance of existing rental and stop development of new rental buildings. **If the proposed motion were to be adopted by Council, it would put 5,195 rental homes currently planned for the City of Vancouver at serious risk of cancellation.**

UDI and its members understand that Vancouver is in the midst of a housing crisis and recognize the stress that is associated with moving homes as a result of necessary upgrades and redevelopment of buildings. However, passing this motion would result in the most significant unintended consequence of halting any new rental development, an action that would greatly hinder the City's goals of increasing the number of affordable and secure rental homes in Vancouver.

UDI [recently conducted a survey](#) of our 30 leading rental builders and all respondents agreed that if vacancy control, or tying rent controls to the unit and not the tenant, is adopted that it would be the single, most significant impediment to the maintenance of current rental units and construction of new rental projects.

Currently, rental owners have the flexibility to adjust rents between tenancies to account for building and unit upgrades and other increased costs like property taxes, insurance and utilities. Vacancy control, or imposing limits to the maximum allowable rental increase, would remove this ability. The incentive for a rental owner to ensure necessary upgrades are completed to aging buildings is severely compromised under this proposal.

As mentioned in my previous correspondence, it is also unclear how such a policy would work when the City can require expensive building and building improvements. Motion 10 may also conflict with other City objectives. For example, under the [Renewable City Action Plan](#), *"By 2050, nearly half of Vancouver's buildings will have been replaced with zero-emission buildings. The remaining buildings will have undergone deep retrofits to bring their energy performance up to the standards expected of new construction, or have been connected to one of Vancouver's neighbourhood renewable energy systems."* The provincial government, through its [Clean, Efficient Buildings Intentions Paper](#), has also announced a *"New code for existing buildings by 2024."* The effect of these policies will be an expectation that existing buildings be upgraded seismically and become more energy efficient. These improvements will likely be impossible to undertake if the measures contained in Motion 10 are implemented.

UDI and its members implore Mayor and Council to defer deliberation of the policies contained in Motion 10 until after the provincial Rental Housing Task Force releases their recommendations and the resulting actions are fully determined.

If members of Council would like to further discuss the implications of the Motion on the building of new rental housing projects and the details of our rental builder survey, please don't hesitate to contact me directly.

Yours sincerely,



Anne McMullin
President & CEO

S:\Public\POLICY\MUNICIPAL LIAISON\Vancouver\UDI Ltr Nov 28 2018 Revised Motion 10.Doc

From: "Jan Robinson" <jan@brightsidehomes.ca>
To: "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
Date: 12/3/2018 12:14:50 PM
Subject: URGENT: Renoviction Motion – implications for non-profit housing providers

Dear Councillor Hardwick:

We understand that a motion to amend the Tenant Relocation and Protection Policy to include additional vacancy controls (<https://council.vancouver.ca/20181114/documents/pspc12-RevisedMotion.pdf>) is being discussed tomorrow.

As Executive Director of one of Vancouver's largest and oldest housing societies, [Brightside Community Homes Foundation](#), I have great concern regarding the language and impact the proposed motion could have on non-profit affordable housing providers.

We support the intention of this motion and its aim of protecting vulnerable renters in Vancouver. However, the motion as it is currently proposed will have a number of unintended negative consequences:

- Passing of the motion will inhibit the creation of urgently needed housing, including affordable housing. It will do this by inhibiting projects already in the approvals process or about to be introduced to the approvals process from moving forward in an expeditious manner, as there is no alternative plan in place.
- The motion will create a climate of uncertainty and higher risk for community-based organizations that are working hard to address the specific concern outlined in the motion – the housing emergency in Vancouver.
- The motion fails to recognize that increasing supply is paramount to resolving the housing crisis, and that organizations working to redevelop need support in helping find accommodation in an extremely tight market as opposed to solely regulation.
- It also fails to acknowledge that there are a number of older buildings in need of extensive renovations to ensure safety and security of the residents that live in them, and which would better serve the community by being redeveloped. That is, not all redevelopments aim to become luxury accommodation. However, the cost of redeveloping in Vancouver due to the price of land, permits, length of the process, result in the need to charge higher rents in order to make projects viable.

We ask that you consider amending Councillor Swanson's motion to consult with a variety of stakeholders to come up with collaborative solutions that protect tenants as well as foster the delivery of much needed housing units. At the very least, we request that you allow discretion in permitting certain projects to proceed if they provide affordable housing, are being delivered by non-profits, or provide for reasonable resident relocation plans that take into consideration resident's income when determining rents for returning residents.

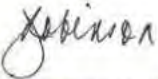
Brightside was founded in 1952 and operates 26 affordable rental properties in the City of Vancouver. Brightside provides homes to over 900 Vancouver residents. We share the council's concerns about the lack of affordable housing options required to ensure a vibrant, healthy and diverse city. Yet we also believe that non-profits are strongly positioned to make a positive difference with the support of the City of Vancouver.

Following a recent event organized by Brightside called "YIMBYism: A Solution to Vancouver's Affordable Housing Crisis," feedback provided by attendees stated that the top housing solutions they'd like policy-makers to focus on in the next 12 months are expediting the permit process (75%) and working with organizations redeveloping to help them find temporary accommodation for residents (54%). In conjunction, those two efforts will deliver much needed relief in terms of units available, lower prices and less renter vulnerability.

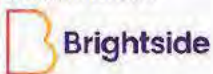
We'll reach stronger solutions to Vancouver's housing crisis if a collective approach is taken and non-profit housing providers are consulted before mass-market regulations are introduced. Collaboration is essential to bring about the systemic change that's needed to address Vancouver's affordability crisis. A considered view of such proposed amendments is essential and we're asking you to consider amending this motion.

I would be happy to discuss our concerns and thoughts further, so please do not hesitate to contact me via email or by calling my cell phone at 604-880-0215.

Kind regards,



Jan Robinson, CPA, CMA
Executive Director



Brightside Community Homes Foundation
300-905 West Pender
Vancouver, BC V6C 1L6

P: (604) 684-3515 ext. 223 | F: (604) 684-3677
brightsidehomes.ca

From: "Jan Robinson" <jan@brightsidehomes.ca>

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

Date: 12/3/2018 12:15:50 PM

Subject: URGENT: Renoviction Motion – implications for non-profit housing providers

Dear Councillor Kirby-Yung:

We understand that a motion to amend the Tenant Relocation and Protection Policy to include additional vacancy controls (<https://council.vancouver.ca/20181114/documents/pspc12-RevisedMotion.pdf>) is being discussed tomorrow.

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- Passing of the motion will inhibit the creation of urgently needed housing, including affordable housing. It will do this by inhibiting projects already in the approvals process or about to be introduced to the approvals process from moving forward in an expeditious manner, as there is no alternative plan in place.
- The motion will create a climate of uncertainty and higher risk for community-based organizations that are working hard to address the specific concern outlined in the motion – the housing emergency in Vancouver.
- The motion fails to recognize that increasing supply is paramount to resolving the housing crisis, and that organizations working to redevelop need support in helping find accommodation in an extremely tight market as opposed to solely regulation.
- It also fails to acknowledge that there are a number of older buildings in need of extensive renovations to ensure safety and security of the residents that live in them, and which would better serve the community by being redeveloped. That is, not all redevelopments aim to become luxury accommodation. However, the cost of redeveloping in Vancouver due to the price of land, permits, length of the process, result in the need to charge higher rents in order to make projects viable.

We ask that you consider amending Councillor Swanson's motion to consult with a variety of stakeholders to come up with collaborative solutions that protect tenants as well as foster the delivery of much needed housing units. At the very least, we request that you allow discretion in permitting certain projects to proceed if they provide affordable housing, are being delivered by non-profits, or provide for reasonable resident relocation plans that take into consideration resident's income when determining rents for returning residents.

Brightside was founded in 1952 and operates 26 affordable rental properties in the City of Vancouver. Brightside provides homes to over 900 Vancouver residents. We share the council's concerns about the lack of affordable housing options required to ensure a vibrant, healthy and diverse city. Yet we also believe that non-profits are strongly positioned to make a positive difference with the support of the City of Vancouver.

Following a recent event organized by Brightside called "YIMBYism: A Solution to Vancouver's Affordable Housing Crisis," feedback provided by attendees stated that the top housing solutions they'd like policy-makers to focus on in the next 12 months are expediting the permit process (75%) and working with organizations redeveloping to help them find temporary accommodation for residents (54%). In conjunction, those two efforts will deliver much needed relief in terms of units available, lower prices and less renter vulnerability.

We'll reach stronger solutions to Vancouver's housing crisis if a collective approach is taken and non-profit housing providers are consulted before mass-market regulations are introduced. Collaboration is essential to bring about the systemic change that's needed to address Vancouver's affordability crisis. A considered view of such proposed amendments is essential and we're asking you to consider amending this motion.

I would be happy to discuss our concerns and thoughts further, so please do not hesitate to contact me via email or by calling my cell phone at 604-880-0215.

Kind regards,



Jan Robinson, CPA, CMA
Executive Director



Brightside Community Homes Foundation
300-905 West Pender
Vancouver, BC V6C 1L6

P: (604) 684-3515 ext. 223 | F: (604) 684-3677
brightsidehomes.ca

From: "Berkeley Tower" s.22(1)
To: "Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Zaenker, Anita" <Anita.Zaenker@vancouver.ca>
"Reid, Lauren" <Lauren.Reid@vancouver.ca>
CC: "Sue ." s.22(1)
"Liam McClure" s.22(1)
Date: 11/30/2018 1:56:48 PM
Subject: Urgent action to stop unlawful renovations
Attachments: Letter from BT and VTU 11-30-18.pdf

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: "[Margaret Ferguson](mailto:Margaret.Ferguson@wolverton.ca)" <Margaret.Ferguson@wolverton.ca>
To: "[Wiebe, Michael](mailto:Michael.Wiebe@vancouver.ca)" <Michael.Wiebe@vancouver.ca>
Date: 12/4/2018 12:29:12 PM
Subject: Vancouver's Housing Crisis
Attachments: Letter to Councillor Michael Wiebe_December 4, 2018.pdf

Dear Councillor Wiebe,

Please see attached correspondence from Mr. Brent Wolverton, CEO of Pacific Investment Corporation.

Kind regards,
Margaret

Margaret Ferguson | Executive Assistant

Suite 1490, 1075 West Georgia Street
PO Box 48266 BENTALL | Vancouver, BC | V7X 1A1
D: 604.566.8770 | M: 778.882.1526

margaret.ferguson@wolverton.ca



The Pacific Investment Corporation Limited

Suite 1490, 1075 West Georgia Street
PO Box 48266 BENTALL
Vancouver, BC V7X 1A1

Telephone: 604 566 8770

SENT VIA EMAIL TO:

CLRwiebe@vancouver.ca

December 4, 2018

Councillor Michael Wiebe
3rd Floor, City Hall
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Councillor Wiebe,

As a 3rd generation Vancouverite, it troubles me greatly to watch our city go down a path of urban development without any thought of the future we are building. In the near term, this has caused a huge imbalance between rental accommodations and ownership, a key factor in our current housing crisis. I know this is an issue you care about.

I believe you can't complain if you haven't put an effort into changing things. So, when the government struck a task force on the housing crisis earlier this year, I sat down and tried to write a piece which both educates people as to the causes of the crisis and offers solutions to ease the current situation. There are no quick fixes. Those that propose them only lull us into inaction in the long term, where the only real change can come.

Please find enclosed the white paper I submitted to the task force.

Should you have questions, want more information or simply wish to discuss the issue further, I am at your disposal.

Respectfully,

Brent Wolverton, CEO
Pacific Investment Corporation

Enclosure



The Pacific Investment Corporation Limited

Suite 1490, 1075 West Georgia Street
PO Box 48266 BENTALL
Vancouver, BC V7X 1A1

Telephone: 604 566 8770

The only long-term solution to The Rental Housing Crisis.

Repeatedly, governments have tried to solve the problem of housing by trying to control the demand. Rent controls and other restrictions have been around since the 1970's and have never worked to alleviate the issues. These tactics only serve to band-aid the rental environment in the short term and offer the politicians of the day something with which to placate the voting tenants of BC.

The only true long-term solution to the housing crisis is an increased supply of housing sufficiently large to drive prices down.

First, why will restricting the current supply not work?

To paraphrase Jurassic Park, "The economy will always find a way".

When there is a difference between demand and supply, and a resulting difference in price between the market and artificially suppressed prices, someone will fill in the difference.

What are we seeing?

The current supply is not going as far as it did.

- Where we used to see two people rent a two bedroom apartment as roommates and split the rent, we now regularly see a single person rent that same apartment. They then use the second bedroom as an expensive sublet or we see the second bedroom find its way onto Airbnb or a similar service. Every time a renter does this it shrinks the effective supply by half and negates or "end runs" rent controls, as the second bedroom rents at full market.
- Where we used to see families rent 2 and 3 bedroom apartments, we now see those same units suffer from the same online or sublet paradigm. Families (who use the second and third bedrooms for kids) simply can't compete with the tenant who will use the extra rooms to generate revenue (which they can use to bid up rents).
- We are now regularly catching people renting apartments as "inventory" for their online short-term rental business. In one case, two tenants (one apartment each) were brothers, both of whom were licensed realtors. Neither ever moved in.
- Social housing is now being resold. There is enough money in legacy "low-rent" apartments and social housing units that tenants are better off subletting them, pocketing the money, and going back to the streets.
- Social housing is not working anymore. Where social housing was once a temporary hand up, the difference now between the cost of social housing and full market rates is so big that

tenants are resigned to never moving on. This means the only new spaces for tenants in need are newly built units.

You may believe you can fight these issues with new rules, but think, “How practical is it to try to chase 750,000 tenants individually”?

The pressure on property owners is degrading the market.

- At the same time that governments are acting to require property owners to freeze rents, they are not willing to “walk the walk”. As a landlord, one of the largest expenses we have is property taxes. If you compare the legislated allowable rent increase to the budget increases year over year at the City of Vancouver or the other surrounding municipalities, you will find a larger and larger gap. Somehow landlords are required to make ends meet with 2%, but god forbid a mayor should have to stick to 2% as a year over year budget increase.
- The same is true at the provincial level. Whether it’s the cost of electricity, gas, garbage, or the ever-increasing standards of the building code, rarely are increases to costs, driven by the provincial government, less than the legislated allowable rent increase. All too often, there seems to be a disconnect (in politician’s minds) between building standards and the cost of maintenance. When you raise building standards, you raise the cost of rents. There is a direct correlation.
- “There is no money tree out back”. Property owners are not willing to lose money. We are, after all, in the business of rentals. Instead, we will simply cut back on maintenance or other expenses. This results in an ongoing degradation of the quality of the existing rental stock. Tenants pay the price.
- Cities want the quality of housing to improve. This is a worthy goal, but cities seem to be blissfully ignorant of the fact that every improvement (cost to the landlord) needs to be covered by revenue. ***To be clear, new bylaws and improved building standards are directly linked to and cause higher rents.***

You are only slowing down the inevitable. Tenants move. Landlords have turnover. Prices will go up.

Vancouver is becoming New York.

- In New York, some people will never buy a house. Furthermore, it is not seen as a negative. Couples are realizing that they can rent, and life will be fine; sometimes even better. With no home costs and often no use for a car, couples have more money for travel, better schools for the kids, eating out, etc. This trend in BC (being driven by crazy house prices) is bringing more people downtown and more specifically, into rentals. More importantly, people are staying much longer. Additionally, many have more income based on their age and can compete aggressively with young people for apartments.

As an ever-increasing number of people look to rent, the pressure on the limited supply rises.

The market is becoming more fragmented.

- Although units are being added to the rental market, they are not purpose-built rentals. They are, instead, individually owned condominiums. This has two effects:
 - First, it erodes rental security. Rental buildings stay rental buildings. Condominiums, however, come on and off the market. Tenants never know how long any given unit will be available. Owners can't be controlled. They simply ignore or skirt the rules.
 - Second, individual owners increase rents to full market and demand this return or withdraw their units. Individual rental units are unstable and help to drive up overall rental rates.

So, how do we fix the supply?

There are all kinds of symptoms surrounding the real issue and often, these are tackled in hopes of finding a solution. This sometimes produces short term breathing room, but nothing (long term) is going to change until the root of the issue is addressed.

It is more profitable to build condominiums than rentals.

Here are the reasons:

Municipalities get paid.

- At some stage, municipalities decided to demand part of the profits from developments. In the early days it was a legitimate request. Developers were building subdivisions at a frantic pace and civic governments were having to try to keep up with fire halls, sewers, domestic water, etc. for the new suburbs. What they demanded was a "contribution". Developers were making huge profits from rezoning and building on virgin land. Surely, they could pay for some of the civic facilities required. ***Now, this was in spite of the fact that civic governments don't have taxing powers (they can only charge for services), so their demands were essentially illegal, but it was all for a good cause, so....***
 - Quickly, these "contributions" became a pillar of municipal revenue. The money rarely built new infrastructure, but soon was flowing into general expenses. Further, other cities, some without any expansion, decided they shouldn't be missing out, so the practice grew. The City of Vancouver, as an example, where building rarely results in increased infrastructure, was soon profiting grossly from the practice.

Unfortunately, this has resulted in a conflict. While municipalities tell tenants "we are on your side", they are in fact discouraging rental building through unfriendly bureaucracy and a fee structure designed for condominiums. Rentals simply don't feed the machine.

The taxes don't work. They unfairly burden rental builders.

- When you are building any structure, the materials and labour attract PST and GST. For a condominium development those taxes are neutral. When the condominiums are sold the taxes are simply passed on to the buyers. Unfortunately, for a rental building, taxes must be absorbed

as part of the cost, because there is no end buyer to pass taxes on to (residential rent is GST and PST free). This adds significantly to the cost of construction.

- Further, unlike grocery stores, which are zero rated for GST (this means they charge 0% GST on food and get to claim back any GST they pay on supplies), property owners are GST exempt, which means they can't charge GST on rent, but they are barred from claiming back any GST they pay. GST simply finds its way into rent increases over time.
- As an additional disincentive though (salt in the wound), at the completion of construction the federal government requires the owner to estimate the fair market value of the completed building and remit GST on that value. Even if the building is not sold, the owner is required to "sell it to himself" (a deemed transaction) to generate a big GST win for the government. Most owners obtain additional bank financing to cover this hit. For a big building this results in millions in extra cost and, as mentioned, the entire cost is capitalized so it becomes virtually unrecoverable.
- Lastly, unlike every other business in Canada, rental building owners cannot roll over their assets for capital gains purposes. When a rental building is sold, even if the proceeds are immediately reinvested in rental housing, the gain on the building is taxed like a capital gain. The effect of this tax rule is that building owners who might otherwise redevelop their properties or sell them as rental sites, don't do so because of the huge capital gains impact they would suffer. Thousands of buildings are frozen by the federal tax regime.

Condominiums sell for more

- Beyond the additional costs of building dedicated rental buildings, the plain fact is that condominiums sell for more money on a per sq ft basis. They are more valuable to the buying public. Simple economics dictates that the smaller, more affordable, and more accessible you make a piece of real estate, the wider the audience and as a result, the higher the per sq ft price.

Builders of Rental housing can't buy sites

- Because cities don't really want rentals and because the end sale price for condominiums is higher, any available sites are purchased at higher prices by condominium builders. Rental builders simply get outbid. This results in very few rental projects being proposed. Further, the city does nothing to make sure that rental sites stay rental sites, instead allowing them to be converted into more condominiums with only a matching of rental units.

But we are doing something about it...

Several cities have launched programs to try to stimulate rentals. We would submit most have been complete failures.

Here's a metaphor as to why. In Europe, authorities were keen to have LED lights replace the much less energy efficient incandescent bulbs. The problem was that incandescent bulbs cost 50 cents each and LED bulbs were \$10. The solution was a \$5 tax on incandescent bulbs, the proceeds of which were used to reduce the cost of LEDs. The solution was successful, because the authorities made sure it was a

100% solution. If the tax had been \$2, it would not have worked; nor \$3 or \$4. The tax needed to be large enough to make LEDs the cheaper solution for consumers.

This story is important, because most civic programs only go part of the way. In this, these programs are a waste of money. Those people who were already going to build rental will take the money. Anyone else will ignore the incentives because they don't make business sense.

The proof is in our current situation. Local governments are trying to spin the tiny number of rentals being built into a win by quoting the absolute numbers of units. But if you take the number of building permits being issued for dedicated rentals against the total number of permits issued for all residential buildings, rentals are insignificant. When you look at the number of rental units being built compared to the total number of units (condominiums and rentals) being built, any current program can only be seen as a failure.

A successful program needs to be supported by the math. If a condominium in downtown Vancouver can be sold for \$1800 per sq. ft. and a rental unit sells on a 3-year average for \$1300 per sq. ft, then the tax on condominiums needs to be \$550 or the incentive to rentals needs to be \$550. Costs to build are about the same.

In addition, incentives for purpose-built rentals cannot be for sale. As an example, the city of Vancouver offers additional density for building rentals. A good idea. The issue is developers can also buy the same density for less than the gap between condominiums and rentals. For clarity, it is more profitable to build condominiums and buy density from the city than it is to build rentals and get the density for free. Developers will always make the better business decision.

What needs to change?

Quite simply, the playing field needs to level. And we say simply, because it really is a simple problem to solve with a little political will.

Take the conflict out of development.

Incentives need to be based on the difference in any given area, between the sale price of condominiums and the sale price of rentals. Don't let detailed arguments around costs, etc. muddy the waters. Last time we checked, there was only one building code for both rentals and condominiums, so building costs can't be that different.

The province needs to consider, based on the misuse, whether municipalities should be allowed to continue to extort payments from developers. This evaluation needs to be based on the degree to which municipalities are misusing the funds, the conflict inherent in good land use decisions, and the risk to city budgets underpinned by condominium sales.

Action: Regulate (provincially) or ban the taking of payments for rezoning or land use decisions made by municipalities.

Bonuses for building rentals need to make sense.

The math needs to make sense. Municipalities need to calculate the difference between the sale price of rentals and condominiums and determine if incentives or taxes are needed to level the playing field. Half way won't work.

Action: Municipalities need to develop a new approach to the building of purpose-built rentals and stop treating them like condominiums.

Bonuses for building rentals cannot be for sale or bargained away.

Municipalities can't be allowed to sell rental building bonuses to developers for less money or for other less expensive purposes (donated amenity spaces, etc.) As long as condominiums sell for more per sq ft, municipalities need to be focused on the larger goal and not be distracted by small wins.

Action: Incentives like additional density need to be focused on encouraging rentals.

Municipalities need to consider building code changes for rental buildings more carefully.

Energy efficiency or increased safety are worthy goals, but they won't protect tenants who can't afford the buildings after the costs of these changes are added to rental rates. Municipalities need to be more conscious of the cost of building purpose-built rentals and the impact on rental rates when they propose and require higher standards.

Action: Municipalities need to add a step to new building regulation changes which justifies the improvement against the cost.

Taxes need to be fair.

It cannot be significantly worse to build or own an apartment building from a tax point of view.

Actions:

- a. **Municipalities need to lower property tax increases on rental buildings to match allowable rent increases.**
- b. **Rental buildings need to be zero rated for GST, not exempt. This needs to include the building and running of rental buildings.**
- c. **Rollovers of rental properties into larger rental properties need to be capital gains exempt.**

A real goal needs to be developed.

Municipalities and stakeholders need to focus on a goal which is less about "fanfare" and more about purpose-built rentals as a percentage of all units built.

Action: We would suggest that real change will only be seen when purpose-built rentals are 30% to 50% of new building permits for multi-unit buildings. Municipalities need to target a percentage, not a number of units.

Finally, don't make the rental business unattractive.

At the end of the day, the health of the rental market depends on investors wanting to put capital into new buildings and units. If the government becomes heavy handed with rent controls and other restrictions, people will simply invest elsewhere.

**Action: Focus on increasing the supply and be wary of trying to control the existing stock.
Rent controls, unit restrictions, taxes, and building regulations will only drive interest away.
Rent controls are the fastest way to turn parts of the city into slums.**

Respectfully submitted,

THE PACIFIC INVESTMENT CORPORATION LIMITED

A handwritten signature in black ink, appearing to be 'Brent Wolverton', written in a cursive style.

Brent Wolverton, CEO

From: s.22(1)

To: "Stewart_Kennedy" <Kennedy.Stewart@vancouver.ca>
"Bligh_Rebecca" <Rebecca.Bligh@vancouver.ca>
"De_Genova_Melissa" <Melissa.DeGenova@vancouver.ca>
"Kirby-Yung_Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Dominator_Lisa" <Lisa.Dominator@vancouver.ca>
"Fry_Pete" <Pete.Fry@vancouver.ca>
"Carr_Adriane" <Adriane.Carr@vancouver.ca>
"Wiebe_Michael" <Michael.Wiebe@vancouver.ca>
"Swanson_Jean" <Jean.Swanson@vancouver.ca>
"Hardwick_Colleen" <Colleen.Hardwick@vancouver.ca>
"Boyle_Christine" <Christine.Boyle@vancouver.ca>

Date: 12/3/2018 12:30:46 AM

Subject: with respect to leadership & motion B-10

Hi Mayor and Councillors,

I am perplexed by the City Manager's unwillingness to allow staff to be present during the discussion of motion B-10 and to only let you ask questions re this motion via email.

This is very much setting up a situation that increases the chances that you will have to refer the motion to staff. If any new questions arise Tuesday that you need answers to in order to make a decision, nobody will be able to answer them and you will be inclined to want to refer this to staff.

The City Manager was also very clear that this is what he wants to have happen too. When the first memo was being discussed, he said that his "preference" and what he "would be most comfortable with" was that you refer this motion back to staff and that they be given the chance to write a report and then "speak to their own work" because he did not want them speaking to a motion that they did not write.

Respectfully, nobody in this city elected the City Manager and how council functions should not revolve around his comfort levels and his personal preferences.

My understanding is that you, as elected officials, whom the public elected to serve the public interest, can tell city staff and the City Manager to do whatever you want them to do. You could choose to make staff be there to answer your questions on Tuesday. That is their job. You have that right. They work for you. In fact, you all work for the citizens of Vancouver.

And if they write two memos that you are relying on to inform your decision, they should be there to speak to their own work.

What our city needs right now is strong leadership, the kind of leadership that has conviction. The public needs to feel that you are in charge of the City and that you are directing things.

You were all elected to lead our city, together. We definitely did not elect you to hand over this power to the City Manager and staff to have them tell you what they think you should do.

Imagine that you were me, a member of the public. How would you perceive this situation? Would you believe that you live in a properly functioning democracy?

The role of staff is to actualize whatever the majority of council wants to see happen. They are bright, innovative, resourceful people and they can figure out ways to do almost anything, if you given them clear direction and tell them to get determined and find a way. If they come back and say they cannot, tell them to try harder.

If you give staff broad, vague directives to report back with what they think you should do and what they think is possible, this is not actually assuming leadership in our city. It's granting a number of un-elected civil servants a remarkable amount of power to determine how our city evolves.

MOTION B-10

I would very much like for you to support motion B-10 in its entirety. In terms of a tenant's right to retain the lease during a renovation, all that it asks is that the Tenant Protection and Relocation policy be aligned with existing rights that tenants already legally have through the RTA.

That policy, as it has been currently designed and practiced, is honestly more aptly called the Tenant Relocation Policy. It protects a landlord's rights and favours the landlord. It is not balanced, especially in the context of renovations. It was designed to give developers the power to relocate tenants by buying them out and helping them to find a new home, and that is the intended outcome from the landlord's perspective; meanwhile, tenants are not protected. They are not even made aware of the greatest protection they legally have. That is neither fair nor in the public interest.

You can simply approve this motion in its entirety. If staff has issues with it and doesn't think it is viable, then they can come back and tell you that later. The you can tell them to figure out ways to make the essence of what is being proposed happen.

Finally, the outcome of the Rental Housing Task Force report is not as important as some of you are making it out to be, or as significant as staff will likely make it seem. It is a set of recommendations that may or may not be implemented at some unknown point in the future. If anything arises out of it that strengthens renter protection and it is actually implemented, city policy can be aligned with it in the future.

The renters of this city have honestly moved and inspired me so much with their remarkable spirit and unyielding determination around this motion. s.22(1) am writing you with such conviction and a sense of newfound hope. It is my greatest wish that you too are inspired by them and recognize that we actually can save our city.

With much hope,

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: s.22(1)
To: "Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
Date: 12/3/2018 11:17:07 PM
Subject: Your support of Motion 10 tomorrow

Dear Clr Dominato,

I am writing about Motion 10 – protecting tenants from renovictions. I also spoke to council last Tuesday on the subject, sharing my own family's experience with renting in Vancouver, and how the lack of protection for all renters in all areas impacts myself and my kids.

I just wanted to reach out to let you know again how important this motion is for renters in Vancouver. I know there are many more dire stories than my own, which makes sense because I am a relatively privileged person in the city. I have a good job, with a good wage and good benefits. Nevertheless, my family is impacted in very real ways by the uncertainty of renting in this city, as we cannot move and we forego challenging our landlord on necessary repairs because we fear eviction. We live s.22(1) in Hastings Sunrise, s.22(1) s.22(1).

I know that true affordability for renters is important to you. Our city can't be inclusive of poor and working class people with the current rampant use of renoviction by unscrupulous landlords. In this light, please, please support the motion tomorrow.

Because Vancouver is one of the most unaffordable places in North America, city council has a unique responsibility to look at and exhaust every avenue to address the crisis. Renters in this city cannot wait, and even if council supports measures to add affordable housing stock, this will not ameliorate the situation if at the same time we are losing affordable rental stock due to renovictions.

I will be there tomorrow, and I appreciate your support on this critical issue.

Thank you
s.22(1)

From: "Daryl Penner" 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: 12/2/2018 9:02:47 AM

Subject: 3 speeches and 3 very important reasons why you should vote in favour of a ban on Renovictions this Tuesday

Attachments: Speech to Vancouver City Council on Renovictions.docx
Spare Speech to Vancouver City Council on Renovictions.docx
Second Spare Speech for Vancouver City Council on Renovictions Motion.docx

Hello Vancouver City Council,

Please find attached 3 separate speeches and 3 separate reasons why you should vote in favor of Motion #10 All 3 are attached.

Regards,

Daryl Penner

Speech to Vancouver City Council on renovictions (5 Minutes)

First of all I would like to congratulate all the members of Vancouver City Council on their recent election to Council. I have looked at all your biographies on the City of Vancouver website and must say that you are very qualified and capable group and I encourage you all to live up to your potential. I have asked to speak to Motion#10 regarding renovictions in apartment buildings in Vancouver. The building that I live in was sold in May of this year to the Canadian Investment fund Starlight Investments and is currently being managed by the Property Management Company Metcap. I have not been able to determine if these are separate legal entities for liability reasons only or if they are in fact separate entities. I know that in the past year a number of apartment buildings have been sold to other investment funds and raise that point so we can look to solutions to combat runaway development and renovictions. Since the building was sold we have had two resident managers. The first resident manager lasted one month and then quit when he became aware of the owner's goals and quit.

From May of this year to today the City Planning Department has issued a total of 55 permits to Starlight Investments. On top of all this the current owners inherited elevator replacements which were initiated by the previous owner's in January 2018 resulting in the building being down to one elevator from January 2018 to August 2018. One week before the second elevator was to be returned to service the new owner's initiated demolitions on 16 empty suites in the building. All the construction workers, all the tenants in a 19 story building, many of whom are seniors, immigrants, etc. and unfamiliar with Canadian rights with reference to the municipal, provincial, or federal governments. Many of these tenants would not even be aware of tenant rights under the Landlord Tenant Advisory Board. I raise this point because the issuing of Permits for Elevator replacement would require approval of City Planning but must in fact be approved by the Provincial Government. Also the provincial Government is responsible for all work place safety issues under WorksafeBC.

Back to my building. The demolition in my building was unbearable. My first stop was the Vancouver Planning Department where the receptionist referred me to a City Inspector. The City Inspector informed me that if a Developer meets all the requirements of a City Permit the City has no choice but to issue the permit. As the Inspector suggested this may be in need of amendment by the current council. Council please review on the advise of your own Inspector. Next I went to the Landlord Tenant advisory board to clarify what the Tenants rights are as many of our tenants are new immigrants. Several weeks after enduring unbearable noise, pollution, etc., to the point of a painting falling off of my wall. Since I was on the telephone at the time, I went out into the hallway and screamed, "Hey keep it down." Since they could not hear my voice over the construction I walked up to the unit being demolished and pulled back the sheet of plastic over the door and then pulled back a second sheet of plastic to see two construction workers in Hasmats suits staring back at me. My jaw dropped. Luckily I have a number of family members in the construction industry and immediately phoned one. My question was if two construction workers on my floor are in hasmat suits what are the odds there is asbestos in the building. His response was 100%. My next question was who do I go to to resolve this issue? Wisely he told me to call WorksafeBC. I did so the next day and all construction was shutdown for the next two weeks. The property manager was forced to hire a third party consultant to manage the renovations. Signs were finally posted notifying tenants of asbestos and ensuring proper procedures

were adhered to. Luckily people in my building talk to each other and a number of other tenants were familiar with construction rules in buildings with tenants and followed up on my initiative.

In conclusion each and every one of you ran on a campaign of housing affordability and rental affordability. Motion #10 is an important opportunity for all councilors to put your money where your mouth is. I believe you all were sincere in that promise and expect that this motion will pass with unanimous support.

Thank you.

Spare Speech to Vancouver City Council on Renovictions

Hello and congratulations to all council members on your recent election to City Council. My speech will be directed at the communities that are currently being thrown into kaos by construction. Those communities are Cambie Corridor, the Westend, and Gastown/Strathcona. I want to go back a bit further to the period before 2010 when Vancouver was the recipient of a lot of federal money, provincial money and debt to host the 2010 Winter Olympic Games. During those Olympics virtually every community centre received and upgrade or brand new community centre which should serve these communities well for the next 50 years. Those communities include Trout Lake and Hillcrest which I have personally visited and I am impressed with. Hillcrest now serves as the main Community Centre for the Cambie Corridor. Leading up to the Olympics the Cambie Corridor received a new subway line leading to the Airport and Richmond. I think everyone will agree that this new subway line has been a great addition to our transportation system. Clearly everyone understood that there would be increased density in the Cambie Corridor to offst the cost of the infrastructure projects of the Hillcrest Community Centre and the Airport/Richmond Subway line. I recently went to look at the changes around Queen Elizabeth Park and have to say the Urban Plan starting at Queen Elizabeth Park is some of the finest Vancouver has ever produced. For those of you unfamiliar with the changes around Queen Elizabeth Park I will try and explain what the approach has been. The closest building to Queen Elizabeth Park are 4 stories high one or two blocks away further down the hill the building now being worked on are no more than 6 stories high. The logic behind this is the same logic that was employed in the Golden Era of the NPA and the NDP when councilors like Gordon Price, Mayor Mike Harcourt and after him Mayor Philip Owen realized that Vancouver's greatest asset was it's ocean views and views of the Northshore mountains. That is still true today. So I wanted to let Vancouver Council know that the development to date in the Cambie Corridor is excellent.

That leaves the Westend and Gastown/Strathcona for me to discuss. During the Olympics Gastown Stratcona and the Westend acted as a great host to the world. Unfortunated the Public Facilities in the Westend namely the Westend Community Centre and the Aquatic Centre received zero upgrades. The situation is even more dire in Gastown/Chinatown/Strathcona. Not only has the Vancouver School Board saddled the Strathcona Elementary School with a renovation as opposed to a new school which has been sysmicly upgraded at enormous cost with minimal benefit to the teachers and students at Strathcona Elementary. On top of this Gastown/Strathcona/Chinatown to the best of my knowledge does not even have a community centre. This is the poorest area in the city qand it has no community centre. It also has taken in all a large proportion of the people who were in the Riverview Psychiatric Institution. On top of this it is the heart of Vancouver's Opiod Crisis. My question to Vancouver Council is what are you wanted addicts to do if there is no Community Centre for them to go to or facility where they can go to get there High School Equivalency so that they can start to get their lives back on track. A friend of mine who works around Main and Alexander St. posted on Facebook that he saw a Police Officer put his head down to some3one lying on the ground behind a garbage bin and ask them is he could be of assistance to the addict who I am sure was bludgeoning his veins. I raise that point because 2 weeks ago when I came to Vancouver City Council Chambers to present my speech on renovictions Council instead took up the entire evening session regarding a motion on Police Harassment in the Downtown Eastside towards addicts. As a resident of the Westend I was appalled last year when the Gay Pride Committee decide to bqan officers in Uniform from the Gay Pride Parade because of Black Lives Matters objections. I do realize that Vancouver is a very ethnicly diverse community. The main ethnic groups that I am aware of are First Nations, Persian, Chinese, Korean, South Asian from India and Pakistan, and others from Latin America and others from various parts of Asia. I do hope that Vancouver

keeps this in mind when the Pride Parade Organizing Committee asks for Police Security and Grant Money to host the Pride Parade.

I hope that the points that I have raised will help to guide Vancouver City Council as they prepare next years budget.

Thank You

Second Spare Speech for Vancouver City Council on Renovictions Motion #10

This is a second spare speech but in my opinion a critical element that has not been mentioned and should guide Vancouver City Council is what housing stock is most critical to preserve so that we can achieve housing affordability. The second point that no one has mentioned and needs to be addressed is which housing stock has the greatest probability of surviving a major earthquake. As you all know we are due for a major earthquake in Cascadia. In light of the 7.0 earthquake on Saturday in Alaska only highlights the importance of emergency preparedness for a major earthquake. My understanding is that wood frame 3 or 4 stories walkups have the greatest probability of surviving a major earthquake. The 3 and 4 story walkups are the ones that are most commonly targeted for demolition. This is completely wrong. This is the most affordable housing stock and has the greatest probability of surviving undamaged in a major earthquake. The high-rises with walls of glass will be uninhabitable because at minimum in a major earthquake all the glass will pop out. Without any walls these buildings if they survive will be uninhabitable for at least 6 months. I would encourage all council members to consult with the city's emergency preparedness so that you can come up with a long-term plan that develops affordability and safety. If the private developers are neither willing or able to cooperate in this endeavor I would encourage Vancouver City Council to zone large swaths of the city for Coop Housing, Society housing, etc. It is critical that Vancouver work together with the Province to make sure that this is sustainable over the long run. In my opinion BC Housing is becoming a dumping ground and the private sector, the Municipal Government, the provincial government and the Federal government must develop a coherent strategy to preserve housing affordability, safety. And earthquake proof housing so that Vancouver is not a city in rubble after the big one.

Thank you



Jean Swanson <jean.swanson@gmail.com>

ask

1 message

s.22(1)

Mon, Nov 26, 2018 at 8:13 AM

To: Jean Swanson <jean.swanson@gmail.com>

I sent similar notes to Adriane, Pete, and Colleen

I hope you are will but this note is to ask a political favour. I was unable to get on the speaker list in support of Swanson's motion on tenant protection. So I am asking you to support it. My reasons are fairly simple.

1. We have a crisis where our working families are fast being forced to leave the city. We need emergency measures to keep them here.
2. The speculative pressures on apartment buildings are extreme. Apartments are being flipped with speculative gains in anticipation of renoviction produced rental price gains. Swansons motion would moderate these speculative gains.
3. We need certain emergency measures to hold the line until the city completes a city wide plan. This motion can be a moderate step to hold the line just until we finish the planning process.
4. The motion is just asking permission to act. Asking permission is a necessary first step. It does not change the charter, just asks for the option.
5. Most of it is about informing tenants of existing rights.
6. At the very most, and if allowed by the province, it simply restores regulations on renovictions that were in the tenancy act in the 70s. Our situation is more dire now and these protections are needed more now than then.

Thanks for considering this and I am sorry to miss the chance to speak publicly on this. I hope you and other NPA members can support this emergency measure. Happy to chat about this.

s.22(1)





Jean Swanson <jean.swanson@gmail.com>

Fwd: 1770 Davie Renoviction

4 messages

Sue . s.22(1)

Tue, Nov 6, 2018 at 9:29 AM

To: jean.swanson@gmail.com

Cc: Wendy Pedersen s.22(1)

Hi Jean,

My letter to John Freeman is below. I wanted to bring your attention to two matters --

- The Berkeley Tower tenants are calling on the City to classify the Development Permit Application as a Major Application because it is contentious (one of the criteria for a Major). It is currently classified as a Minor Application, which means the process is opaque and behind closed doors.

- The Berkeley Tower tenants are calling for a public hearing.

- Further, I have requested that **actual** tenant advocacy groups (such as the VTU) are involved in the discussion and advisory process. Freeman's canned response says "Social Policy and Housing groups and others" are reviewing the application but when I pressed him on that he could not provide me with any specific information about these so called "groups and others".

Thanks,

Sue

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

From: Sue . s.22(1)

Date: Mon, Nov 5, 2018 at 4:04 PM

Subject: 1770 Davie Renoviction

To: <john.freeman@vancouver.ca>

Cc: <berkeleytower tenants@gmail.com>

Hi John,

I was recently renovicted from my home of s.22(1)

Although I was lucky enough to find a new suite that would accommodate me s.22(1) (which is twice the price and has half the space) some of my neighbours were not so fortunate. s.22(1). These kind and generous people contributed so much to our community for so long and now they have nowhere to go. Their spirits are broken. They feel abandoned and shunned by society.

How can this be allowed to happen in Vancouver? Why is it that the livelihood of renters can be snatched away on the whims of greedy developers and predatory landlords? Renters are the majority in Vancouver, and in the West End, we are 80.1% of the population according to the last census. It is high time we get the respect we deserve. We are not second-class citizens. We are the heart and soul of our communities.

Berkeley Tower is the City's chance to make this right. Don't lose out on this opportunity. If the BC Supreme Court has ruled that tenants should be able to maintain their tenancies and return after renovations, then the City can, and should apply that as a condition in the permitting process. Don't rubber-stamp these permits without first ensuring that the Supreme Court precedent will be upheld.

There is a great deal of public outrage about what Reliance is trying to do here. This Development Application should not be classified as a Minor Application. Surely this project is as contentious as they come, and should be re-submitted as a Major Application. There should be sufficient debate and a public hearing about this. Moreover, there should be actual

tenant advocacy groups involved in this discussion at the City level. Advisory panels stacked with developers and industry lobbyists are fine and good, but where is the balance?

Sincerely,

s.22(1)

Jean Swanson <jean.swanson@gmail.com>

Wed, Nov 7, 2018 at 9:56 PM

To: s.22(1)

Thanks, Sue. Good points. I hope you can sign up to speak at council when my motion comes up. Here are the links:
request to speak: <https://vancouver.ca/your-government/request-to-speak-at-meeting-form-1.aspx>

Agenda with motion: <https://council.vancouver.ca/20181113/regu20181113ag.htm>

Motion: <https://council.vancouver.ca/20181113/documents/motionb10.pdf>

[Quoted text hidden]

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Jean Swanson

s.22(1)

jean.swanson@gmail.com

Sue . s.22(1)

Wed, Nov 7, 2018 at 11:30 PM

To: jean.swanson@gmail.com

Thanks Jean, I have registered to speak about motion 10.

Sue

[Quoted text hidden]

Jean Swanson <jean.swanson@gmail.com>

Thu, Nov 8, 2018 at 12:27 PM

To: "Sue ." s.22(1)

Thank u dear.

Sent from my iPhone

[Quoted text hidden]



Jean Swanson <jean.swanson@gmail.com>

Fwd: Please Support Motion B10 to Protect Tenants from Renovictions

1 message

Sara Sagai s.22(1)
To: Jean Swanson <jean.swanson@gmail.com>

Mon, Nov 12, 2018 at 9:21 PM

FYI - I got this from christine

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

From: **Boyle, Christine** <Christine.Boyle@vancouver.ca>
Date: Mon, Nov 12, 2018 at 4:32 PM
Subject: RE: Please Support Motion B10 to Protect Tenants from Renovictions
To: s.22(1)

Hi Sara,

I am very supportive of this motion. Thanks for your email, and for keeping pressure up on this issue – it is really important.

In solidarity,

Christine

Councillor Christine Boyle

CITY OF VANCOUVER

phone 604-873-7242 email CLRboyle@vancouver.ca

address 453 W 12 Ave Vancouver, BC V5Y 1V4

twitter @chrisneboyle facebook www.facebook.com/ChristineBoyleVancouver

From: Sara Sagai [mailto:s.22(1)]
Sent: Saturday, November 10, 2018 8:42 PM
To: Boyle, Christine
Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

I support this motion because tenants being renovicted need rent protection urgently. Vacancy rates are extremely low and we cannot afford to lose affordable homes anywhere. None of the new supplies will make a difference if we keep losing affordable housing at the rate that we are to renovictions. The City has a historic opportunity to stop or at least slow down eviction of vulnerable tenants through this motion. Please do the right thing and save lives by voting in support of this motion.

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,
Sara Sagaii
Vancouver Tenants Union Steering Committee member

--
Sara Sagaii
s.22(1)



Jean Swanson <jean.swanson@gmail.com>

Fwd: Protecting Tenants from Renovictions and Aggressive Buy-Outs (Motion B10)

3 messages

s.22(1)

Sat, Nov 10, 2018 at 2:04 PM

To: tenantsunion.yvr@gmail.com

Cc: Jean Swanson <jean.swanson@gmail.com>

FYI, and for your records, I sent this earlier from my email account, not via the VTU site:

Dear Mayor and Council,

This motion is about so much more than renovictions. Really, it is asking you to address an issue that is never directly discussed thoroughly at its full weight and measure: whether or not people who are not rich but who have lived in this city for years or decades have the right to stay here and remain citizens of Vancouver.

This basic right is at the heart of what the various aspects of this motion are collectively attempting to achieve, albeit mostly in the context of renovictions, which is regrettably just one part of the larger trend of displacement and the ensuing, ever-increasing exodus of citizens that the development frenzy has wrought upon our city.

Unfortunately it is not up to us citizens to make this decision, for I believe strongly that if you were to ask us, most people would say that these people have a right to stay. Naturally, this would be the case if they were likely to have displacement happen to them. But most of us know people who are in this situation. They are either our friends or part of our communities, and we can empathize with what it would feel like to lose our homes, connections, and communities, and be forced out of a city that we love.

If you too feel they should be able to stay, then you have a duty to protect their housing security instead of allowing all of the remaining affordable rental to be transformed into expensive unaffordable units, be it by renovation or demoviction. As the motion notes, in the last 10 months, 56 apartment buildings have been bought.

At present, in our current affordable housing crisis, recent [City reports](#) even acknowledge the last remaining affordable rental is older apartments. Yet these are being targeted for either renovation or demolition by developers who are drawn to such ventures because of anticipated riches. Our city's housing of all forms is no longer just roofs over our heads, it is unquestionably a commodity that people invest in and gamble on in hopes of increasing personal fortunes.

Existing affordable rental in older apartments must be protected and maintained as affordable, but both the Rental 100 policy and alternatively, the freedom to renovate older buildings and not allow the renters to return at their old rents, are both systematically resulting in the loss of this rental.

Over time, all that will be left will be a sea of unaffordable rentals, if this trend is allowed to persist. This is why I consider the displacement and exodus I noted earlier inevitable, if policies do not change now. The City cannot build affordable housing out of thin air over night to replace what is lost. Such ventures will take years. And there is fierce competition for the existing cheaper rentals too in the meantime, when people lose their apartments and must find new housing.

While the City repeatedly frames measures intended to keep lower and middle income earners here as steps to maintain "Vancouver's diversity", I think that we should be more accurate. Having lower and middle income earners does not really make our city more "diverse".

These are our artists, our social workers, our nurses, our bus drivers, our coffee shop clerks, our writers, our bartenders, our bank tellers, our hair dressers, our teachers, our waitresses, our actors, our lifeguards, our city workers, our daycare helpers, our tradespeople, our pensioners, our secretaries, our window washers and, very often, our young. Some of these people have not had the liberty to choose their professions either, and have taken what is possible, and live dignified lives.

Many of these people have chosen or taken work that will never make them rich but which contributes so much meaning and value and love and care to our city. Most of them provide essential work that is the lifeblood of our metropolis.

These people are what make our city good, vibrant, and real. We need them to stay.

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

Jean Swanson <jean.swanson@gmail.com>

Sat, Nov 10, 2018 at 2:04 PM

To: s.22(1)

great letter, thanks s.22(1)

[Quoted text hidden]

--

Jean Swanson

s.22(1)

jean.swanson@gmail.com

s.22(1)

Sat, Nov 10, 2018 at 2:47 PM

To: Jean Swanson <jean.swanson@gmail.com>



Sent from my iPhone

[Quoted text hidden]



Jean Swanson <jean.swanson@gmail.com>

Renoviction at Berkeley Tower

4 messages

s.22(1)

Mon, Nov 5, 2018 at 10:46 AM

To: john.freeman@vancouver.ca

Cc: BerkeleyTowerTenants@gmail.com, Christine Boyle <christine.e.boyle@gmail.com>, Jean Swanson <jean.swanson@gmail.com>, s.22(1)

Dear John Freeman,

I live at s.22(1) in Hastings Sunrise. s.22(1) and aren't threatened with eviction. But the people at Berkeley Tower are. I'm writing to urge you to reject the developer's application unless and until it includes protections for the current tenants who are facing eviction. A renoviction.

Over the years we have watched as the City of Vancouver has presided over an out-migration of people who can no longer afford to live here and that's included many of our friends and neighbours and the children of our friends and neighbours.

There are alternatives to this scenario and I'm sure I'm not telling you anything new. One of the things the City can do is to strengthen the rules to enable developers to repair or upgrade properties on the condition that tenant leases remain intact. The current application for Berkeley Tower doesn't include these safeguards and in fact if the development proceeds it will replace 58 affordable units with 52 units that the current tenants - not to mention most people who live and work Vancouver - can not afford to live in.

Many others are calling on the City to withhold building permits until the developer sits down with the tenants to work out an agreement that is acceptable to them. I support this and would urge the City to convene such a discussion. If the City can't take part in such a discussion in a way that would visibly and demonstrably support the tenants then it should get someone else to do it. The public perception of the City of Vancouver is that it bends over backwards to support developers at the expense of tenants. This undermines the broad interests of all residents for a city that is diverse, vibrant and affordable.

I've lived in Vancouver since s.22 and I hope I live here until the day I die. The current housing situation has got worse year by year while our elected and unelected officials have wrung their hands and whined about how helpless they are to do anything about it. But there are things the City can and should do and that would include protecting the residents of Berkeley Tower and withholding a building permit under the current conditions of the development application. If this developer can't or won't commit to affordable housing then give the permit to someone else who will.

It's not that complicated.

Sincerely,

s.22(1)

Sent from my iPad

I respectfully and gratefully acknowledge that I live and work on unceded Coast Salish Territory; the traditional lands of the x̱məθkwəy̱əm (Musqueam), Skwxwú7mesh (Squamish), and Səlilwətał (Tsleil-Waututh) Nations and Kwikwetlem (kʷikʷəɫəm) Nations.

Jean Swanson <jean.swanson@gmail.com>

Mon, Nov 5, 2018 at 11:03 AM

To: s.22(1)

thanks, s.22(1)

[Quoted text hidden]

--

Jean Swanson

s.22(1)

jean.swanson@gmail.com

s.22(1)

Mon, Nov 5, 2018 at 11:55 AM

To: Jean Swanson <jean.swanson@gmail.com>

Good luck at the swearing in today, Jean.

s.22(1)

Sent from my iPad

I respectfully and gratefully acknowledge that I live and work on unceded Coast Salish Territory; the traditional lands of the xʷməθkʷəy̅əm (Musqueam), Skwxwú7mesh (Squamish), and Səlilwətał (Tsleil-Waututh) Nations and Kwikwetlem (kʷikʷəɫəm) Nations.

[Quoted text hidden]

Jean Swanson <jean.swanson@gmail.com>

Mon, Nov 5, 2018 at 3:03 PM

To: s.22(1)

Thx s.22(1).

Sent from my iPhone

[Quoted text hidden]



Jean Swanson <jean.swanson@gmail.com>

FYI

1 message

Sue . s.22(1)

Fri, Nov 30, 2018 at 1:22 PM

To: Wendy Pedersen s.22(1), jean.swanson@gmail.com



Letter from BT and VTU 11-30-18.pdf
118K



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