

Date: (insert date here) 28/11/18

Mayor & Council  
City of Vancouver

Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

Dear Mayor and Council,

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

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

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

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

Sincerely,

LandlordBC Member: [Please place your full name and address here please]

s.22(1) Heath Anderson

Nov 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

Sheila Aujla 11/28/2018 1:04 PM  
Deleted: Date: (insert date here)

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LandlordBC Member:  
Sheila Aujla  
s.22(1)

Sheila Aujla 11/28/2018 1:04 PM  
Deleted: [Please place your full name and address here please]





**BALFOUR**  
PROPERTIES LTD

**3399 West 4<sup>th</sup> Avenue, Vancouver, B.C. V6R 1N6**

Date: November 28, 2018

Mayor & Council  
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Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

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Sincerely,

LandlordBC Member: **Balfour Properties Limited**  
**3399 West 4<sup>th</sup> Avenue, Vancouver, B.C. V6R 1N6**

T. (604) 733 – 8722      F. (604) 736 – 9870  
[www.balfourproperties.com](http://www.balfourproperties.com)

November 29, 2018

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

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Yours sincerely,



Frank Battista  
LandlordBC Member

cc: City Clerk



Hi my name is s.22(1), I am speaking to motion B10, Jean Swanson.

s.22(1).

I have been a renter for s.22(1) and have been in my current apartment for s.22(1).

Not until recently have I been aware that people can be evicted for 'major renovations'.

It's a Vancouver cliché

### **the RENOVICTION**

It's a business model

Faceless numbered companies are buying up apartment buildings and removing long term tenants under the guise of 'required' renovations.

Units are put back on the hot housing market

or they become part of a network of boutique hotels,

Offering short term 'furnished' rentals that easily pass Air B&B rules.

s.22(1).

s.22(1) to redo plumbing and electrical.

The irony is they have renovated all the other suites in my building and did not upgrade any of the plumbing or electrical.

It was in the fall of s.22(1) building had been sold.

It was clear from the beginning that the new landlords, s.22(1) were not interested in having the original tenants remain in the building.

The following summer in s.22(1) received a notice for a 'geographical rent increase' of up to 76%.

s.22(1)

The faceless new owner sent another party,

a professional "tenant terminator" from s.22(1) to meet with us.

s.22(1)

s.22(1) then the Landlord would evict the tenants by putting in a 'live in caretaker' or 'get permits' to renovate.

s.22(1)





s.22(1)



In The spring of 2016 s.22(1) is evicted for a live in caretaker

A live in caretaker never moved in.

**It is a business model/ action plan/ strategy, the RENOVICTION.**

The arbitration process is stressful, daunting and a huge amount of work.

Many tenants decided to take a buy out and leave.

s.22(1)



s.22(1) the faceless landlord has appealed that decision and s.22(1)

The landlords of BC wanted to intervene at my appeal but were denied.

s.22(1) lawyer, ironically sits on the board of directors for the Landlords of BC.

**This is a 'David and Goliath' situation in the midst of Vancouver's housing crisis.**

s.22(1)

There is no stability for renters and it is economically unsustainable.

Since s.22(1) the fall of 2014 I have witnessed first hand the crazy escalation of rents.

The supply of 'existing' affordable units is eroded through evictions used in the spirit of 'bad faith'.

It is like fuel on a **housing crisis fire!!!**

Greed is at the heart of this issue. Impacting demand and rising housing costs for renters.

So... housing has become a commodity

The commodities price is seriously affected by supply and demand.

**Renovictions** are increasing that demand by removing affordable units from housing stock.

If the city can implement bold action to stop 'renovictions' in there tracks...

it could have an immediate impact on the affordable housing that presently exists.

to douse this 'out of control fire'!!!

The word crisis in Chinese has a dual meaning which is opportunity.

**We have a housing opportunity here.**

**Stop Renovictions!!!**

This council has been elected largely on their campaign promises to address the housing crisis.

Actions speak louder than words!!!

s.22(1)





LOW TIDE PROPERTIES LTD.  
600 - 21 Water Street  
Vancouver, B.C. V6B 1A1, Canada  
Tel: (604) 727-7232  
info@lowtideproperties.com  
www.lowlidcproperties.com

November 29, 2018

Dear Mayor and Council,

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

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Bishop", written over a horizontal line.

Low Tide Properties Ltd.

Michael Bishop

Date: Nov 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

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Sincerely,

LandlordBC Member:  
Theresa Blundell  
3008-193 Aquarius Mews, Vancouver BC



Date: Nov 28 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

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Sincerely,

LandlordBC Member: Aeisha Caracciolo, s.22(1). Owner of a rental condo in the heart of Vancouver BC.

Date: November 28, 2018(insert date here)

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Sincerely,

LandlordBC Member: Dino Chand, s.22(1) [Please place your full name and address here please]



Date: November 28, 2018~~(insert date here)~~

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Sincerely,

LandlordBC Member: ~~{Please place your full name and address here please}~~ Krista Chand, s.22(1)  
s.22(1)

Date: 29 November 2018

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Sincerely,

Delon Cheung

s.22(1)



November 28, 2018

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Sincerely  
Victor Chow

s.22(1)



Date: 28<sup>th</sup> November 2018

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¶

Deleted: (insert date here)

Formatted: Superscript

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

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

Sincerely,



Brendan Costello s.22(1) - LandlordBC Member

Formatted: Superscript

Deleted: : [Please place your full name and address here please]



Date: Nov 29, 2018

Mayor & Council  
City of Vancouver

Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

Dear Mayor and Council,

I currently rent two houses with good renters and they enjoy below market value rentals. If rent control is tied to the rental unit this would be the last straw in my ability to be financially sustainable; these units would come out of the rental pool. I understand that I am a bit player but there are many small door count landlords that are in a similar position.

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

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

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Trevor Curtis

s.22(1)



November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

Dear Mayor and Council,

I'm invested in a rental property in Vancouver and committed to providing safe and secure homes for local families. My tenants are happy that they have a nice place to live in and pay fair market rent. I have worked in Vancouver for more than 30 years. I am writing you today regarding the motion before you entitled *Protecting Tenants from Renovictions and Aggressive Buy-Outs* and I am objecting to this motion. I wish to ensure that you are acutely aware of the hugely negative consequences to renters, the community, and landlords alike should this motion be passed, and I ask that you please hit "pause" and take the necessary time to undertake a thorough and objective analysis of the unintended consequences of the measures proposed therein.

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


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In closing, I wish to reiterate that the stakes are very high as you consider this motion. Please take the time to step back and really understand the issues and the potential solutions. The motion should be rejected in its entirety.

Thank you.

Sincerely,

Ed Duda  
s.22(1)



Date: November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

Dear Mayor and Council,

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

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

Sincerely,

Mark Edwards

s.22(1)

LandlordBC Member

Date: November 28<sup>th</sup> 2018

Deleted: (insert date here)

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

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## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

Dear Mayor and Council,

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

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

Sincerely,

LandlordBC Member:

[Eduardo Fainblum](#)

s.22(1)

Deleted: [Please place your full name and address here please]



Date: November 27, 2018

Mayor & Council  
City of Vancouver

Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

Dear Mayor and Council,

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

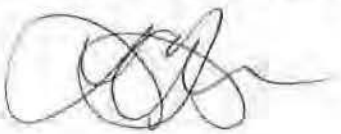
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In closing, I wish to reiterate that the stakes are very high as you consider this motion. Please take the time to step back and really understand the issues and the potential solutions. Reject this motion in its entirety. Thank you for your leadership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

Sincerely,

LandlordBC Member: Lorri Fugle, Advanced Property Management Inc., 532 5<sup>th</sup> Street, Courtenay, BC, V9N 1K3



Date: ~~(insert date here)~~ November 28, 2018

Mayor & Council  
City of Vancouver

Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## Motion: Protecting Tenants from Renovictions and Aggressive Buyouts

Dear Mayor and Council,

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


HANKLY, I CAN'T BELIEVE, IN LIGHT OF THE OVERWHELMING EVIDENCE, THAT WE ARE STILL HAVING THIS CONVERSATION!

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

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

Sincerely,

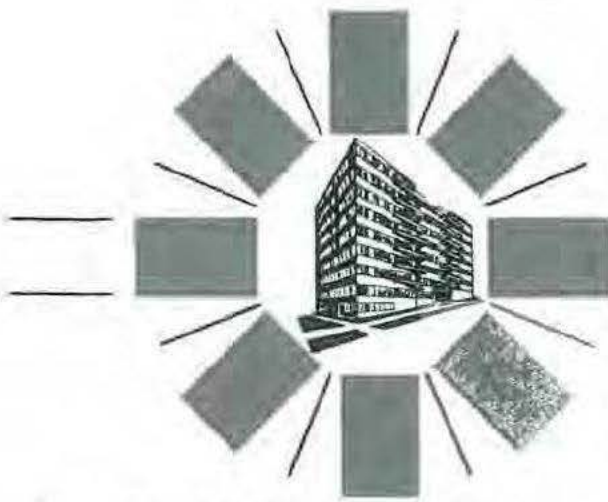
  
JOHN W. Gee  
#1 - 2456 West 4<sup>th</sup> Ave  
VANCOUVER, B.C., V6K-1P3

City of Vanc

s.22(1)

of 5





**GLASSMAN** PROPERTY MANAGEMENT INC.

700 CHILCO STREET, VANCOUVER, B.C. V6G 2R1 TEL: 604-684-5941 FAX: 604-684-5978

November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

**Re: Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

Dear Mayor and Council,

We are a property management company operating multiple rental properties in the City of Vancouver. We are very concerned about the potential of the referenced motion to negatively affect both the quality of rental units and the potential for new builds.

The proposed motion if passed will have a negative consequences to renters, the community, and landlords alike. Please consider taking the time to undertake a thorough and objective analysis of the unintended consequences of the measures proposed in the motion before making the decision to proceed.

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

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

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

Suspension of new purpose-built rental housing construction would be devastating for all our communities

and further exasperate the current rental housing supply crunch. Sadly, it is the steadily growing population of renters who would ultimately suffer the most.

The stakes are very high as you consider this motion. Please take the time to step back and really understand the issues and the potential solutions. Reject this motion in its entirety.

Thank you for your leadership and consideration in this regard.

Sincerely

Glassman Property Management Inc.

A handwritten signature in blue ink, appearing to read 'EG', with a long horizontal flourish extending to the right.

per: Elliot Glassman, Director



Date: November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## Motion: Protecting Tenants from Renovictions and Aggressive Buyouts

Dear Mayor and Council,

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

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

Sincerely,

Chris Godin

s.22(1)



Kirsten Greenaway  
Greenaway Realty Ltd.  
2044 otter Point Road, PO Box 733  
Sooke, BC V9Z 1H7

November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

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

Sincerely,

LandlordBC Member: [Please place your full name and address here please]

Clive Greenaway  
Greenaway Realty Ltd.  
2044 otter Point Road, PO Box 733  
Sooke, BC V9Z 1H7

November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

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

Sincerely,

LandlordBC Member: [Please place your full name and address here please]

Date: [November 28, 2018](#)

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

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Sincerely,

LandlordBC Member: [Wes Guiel](#) s.22(1)



### **Worst timing in Vancouver's history to bring in vacancy controls**

Rent controls already force Vancouver Landlords to follow strict rules, but this is not enough for some tenant advocacy groups pushing a controversial policy they call “vacancy controls”. They argue the right of landlords to charge market rates when a suite becomes vacant is unfair to tenants, and rents should be maintained at the previous rates upon new occupancy. This comes with the benefit of maintaining low rental rates on all units, but as this article will detail, it creates a slew of problems for long term viability

#### **Why is now the worst time, possibly ever, for a government to enact vacancy controls?**

Our rental stock is old. Due to lack of government incentives and stern rent controls, the private sector has hardly built rental buildings since the 1970's. Leaving most units available to renters between 60-70 years old. According to integral consultants “Usually at age 55, the [multifamily] building needs to be stripped of its finishes, features, etc. down to the bare bones and redesigned and refurbished to suit current needs” (integralconsultants.ca). Across the board our current rental stock has reached the end of the structures' life expectancies. Landlords have large bills ahead in order to provide safe, habitable living for Vancouverites. This means a choice is going to be required of all landlords. Do they spend hundreds of thousands of dollars required to keep operations running smoothly or let the building slide and decay?

Say our provincial government ignores landlord advocates and economic theory to introduce strict vacancy controls. Every Landlord understands a large portion of rents must be held aside for future capital expenditures. LandlordBC did an analysis from statistical data derived by Stats BC. The analysis discovered average expenses have increased 7.6% while during the same period the allowable rental increases have averaged 4.5%. The province has been no friend to property owners with large increases in property tax, water, sewer, gas and hydro bills. If there is no relief for landlords the surplus between average income and cost can become negative. Throw in a mortgage and most landlords are already having to cover a negative cash flow to finance the property. Now the average landlord cannot afford to reinvest back into the building even if they plan to. Not to mention there is no incentive to go through all the work of doing so.

#### **Expect no new rental stock**

Economics drive new rental properties, not libertarian ideals. Vacancy controls will have detrimental impacts on the proforma of new developments. With rents for the first time in almost forty years driving a feasible asset class to build, we are seeing a record number of projects breaking ground. This relief is much needed as the ratio of renters to owners continues to widen. If the rules and regulations regarding rent controls are negatively modified all these current and future projects could be shelved, leaving Vancouver in the never-ending shortage of rentals.

## **What is fair?**

Tenant advocacy groups rally behind the concept of fairness, but what is fair? Land must be purchased and maintained by individual owners and investors. Landlords have invested life savings into these properties knowing that British Columbia will maintain tight rental controls. Should a landlord be penalized for the long standing hard work, commitment and dedication involved in saving up for a rental property with new restrictions? Many owners work nights and weekends to care for tenants needs, showing suites, cleaning, organizing repairs, and so much more. This goes from rectifying small situations such as a leaky sink or broken toilet to burst pipes, which are potentially damaging to residents' personal possessions. As a tenant you expect your landlord to do all the work of maintaining your home and be responsible for liability. There is a price for that convenience.

A range of housing supply is vital to the success and future of every city, especially a landlocked one such as Vancouver. When strategizing policy and action that will modify the current landscape of available rental housing, Landlords and Tenants need to work together in a balanced approach. Rushing to appease one side or the other will lead to long term consequences that are even more challenging to rectify. Vacancy controls are short sighted and one sided. We want to maintain quality living accommodations that provides landlords the means to do so while keeping current and future tenants happy with their living situation. This is the wrong approach.

Brandon Harding

Economics degree with the University of Victoria and  
Apartment Building Specialist in the Greater Vancouver area



November 28, 2018

Via Email ccclerk@vancouver.ca

Mayor & Council  
City of Vancouver

### **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

Dear Mayor and Council,

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

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

I am especially concerned about the motion proposing *vacancy control*, the tying of rent controls to the rental unit. Vacancy control would, for all intents and purposes, negate the financial viability of a landlord's rental business in British Columbia.

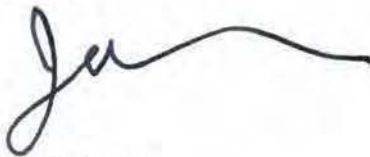
1176 Burnaby Street, Vancouver BC, V6L1Y1

☎ 604-998-2290 📠 866-288-1991 ✉ jeff.hayes@lanprop.com 🌐 lanprop.com

Furthermore, vacancy control would spell the end of new purpose-built rental construction in BC at a time when we are finally starting to see some new rental housing being built in the City of Vancouver and in other communities across the province (please see UDI November 2018 Rental Builder Survey <http://udi.bc.ca/wp-content/uploads/2018/11/Urban-Development-Institute-Rental-Builder-Survey-Backgrounder-1-1.pdf> ). Suspension of new purpose-built rental housing construction would be devastating for all our communities and further exasperate the current rental housing supply crunch. Sadly, it is the steadily growing population of renters who would ultimately suffer the most.

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

Lantern Properties Ltd.



Jeff Hayes  
Managing Director

1176 Burnaby Street, Vancouver BC, V6L1Y1

📞 604-998-2290 📠 866-288-1991 ✉ [jeff.hayes@lanprop.com](mailto:jeff.hayes@lanprop.com) 🌐 [lanprop.com](http://lanprop.com)

Date: November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

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

Sincerely,

LandlordBC Member: BG Homes Society (Per: Jamey McDonald, CEO)  
3350 East 5<sup>th</sup> Ave, Vancouver BC



# REDBRICK

## PROPERTIES

November 28, 2018

Mayor & Council  
City of Vancouver  
City Hall  
453 W.12<sup>th</sup> Avenue  
Vancouver, BC  
V5Y 1V4

Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

**RE: "Protecting Tenants from Renovictions and Aggressive Buyouts" (the "Motion")**

Dear Mayor and Council,

**About Us**

Redbrick Properties Inc. is a family-owned company based in New Westminster, BC. We have been in the business of owning, redeveloping and prudently managing purpose-built multi-family rental buildings for sixteen years. We have recently begun developing new purpose-built rental buildings. Our company is currently building the first market rental building in the City of Coquitlam in four decades<sup>1</sup>.

We are long-time members of LandlordBC and are one of the first rental building companies in British Columbia to be certified under the new nation-wide Certified Rental Building Program (CRBP). Redbrick received certification under the CRB Program last June, 2017. We are also members of the newly initiated Landlord Registry (ID No.355006).

More details about Redbrick Properties can be found on our web site: <https://redbrickproperties.ca/>.

**Our Submission on the Motion**

I am writing you today regarding the Motion before you entitled *Protecting Tenants from Renovictions and Aggressive Buy-Outs*. I wish to ensure that you are acutely aware of the hugely negative consequences to renters, the community, and landlords alike should this motion be passed, and **I ask that you vote "No" to this Motion.**

---

<sup>1</sup> [New market rental housing project breaks ground in Coquitlam, globalnews.ca, March 17, 2018](http://globalnews.ca)



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

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Rent Controls have been shown to be devastating to renters throughout history and in every jurisdiction in which they have been imposed. Economists are unanimous in their agreement of the destructive impact of rent controls. For example, Nobel Prize winning economist Paul Krugman stated that while economists disagree about many things, there is nearly universal agreement that rent control "reduces the quality and quantity of housing" and actually harms tenants<sup>2</sup>:

*"The analysis of rent control is among the best-understood issues in all of economics, and -- among economists, anyway -- one of the least controversial. In 1992 a poll of the American Economic Association found 93 percent of its members agreeing that "a ceiling on rents reduces the quality and quantity of housing." Almost every freshman-level textbook contains a case study on rent control, using its known adverse side effects to illustrate the principles of supply and demand. Sky-high rents on uncontrolled apartments, because desperate renters have nowhere to go -- and the absence of new apartment construction, despite those high rents, because landlords fear that controls will be extended? Predictable. Bitter relations between tenants and landlords, with an arms race between ever-more ingenious strategies to force tenants out -- what yesterday's article oddly described as "free-market horror stories" -- and constantly proliferating regulations designed to block those strategies? Predictable."*

---

<sup>2</sup> [\*Reckonings; a Rent Affair\*, NY Times, June 7, 2000](#)

Even the renowned socialist Swedish economist Assar Lindbeck stated: "In many cases rent control appears to be the most efficient technique presently known to destroy a city—except for bombing it."<sup>3</sup>

The ultimate solution to a healthier rental market for tenants is more rental housing supply, not rent controls that end up harming tenants, the exact opposite of intentions. Our immediate neighbours, Washington State and Alberta, have no rental controls and have much more rental housing supply and higher vacancy rates that stabilize rents.

For all of the reasons noted above, I respectfully ask that you reject this Motion.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aly F. Jiwan', with a stylized, wavy line extending from the end.

Aly F. Jiwan  
CEO

---

<sup>3</sup> Assar Lindbeck, *The Political Economy of the New Left* (1972), p.39.



November 28, 2018

Mayor & Council

City of Vancouver

Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

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

Sincerely,

  
Abdul Jiwan  
President

Redbrick Properties Inc. #210 – 522 Seventh Street, New Westminster, B.C. V3M 5T5



Date: November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

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

Sincerely,

LandlordBC Member: Ian Johnston – s.22(1)

Date: November 29, 2018 ~~{insert date here}~~

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## Motion: Protecting Tenants from Renovictions and Aggressive Buyouts

Dear Mayor and Council,

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

Sincerely,

LandlordBC Member: Donna L Kill ~~{Please place your full name and address here please}~~  
s.22(1)

November 9, 2018

Mayor & Council  
City of Vancouver

**Subject: Motion On Notice - *Protecting Tenants from Renovictions and Aggressive Buy-Outs***

Emailed to: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

Dear Mayor and Council,

LandlordBC is the province-wide voice of the rental housing industry in British Columbia, committed to the provision of safe and sustainable rental housing in communities throughout BC. We are recognized for developing and maintaining a proactive and positive collaborative relationship with City of Vancouver Civic Leaders, senior City staff, and key stakeholders in the community. In recent years we have work diligently with the City and a broad range of stakeholders to enhance existing rental stock and combat the persistent shortage of secure rental housing in Vancouver. We are writing you today in regard to November 13, 2018 Motion On Notice entitled ***Protecting Tenants from Renovictions and Aggressive Buy-Outs***. We wish to express our strong opposition to the resolutions proposed in said Motion and request that the Motion be rejected outright, in its entirety.

In the Motion, it is proposed that the City apply its Tenant Relocation and Protection Policy to all forms of rental accommodation and, in that context, prohibit the ending of leases by landlords undertaking renovations that require vacant possession of the unit. Vacant possession is typically necessary due to the complexity of the renovation and due to health and safety concerns for the tenants. The Motion further proposes dictating that such landlord must offer first right of refusal for the impacted tenant(s) to return to the renovated unit at their pre-renovation rent.

LandlordBC is on record for supporting the City's robust tenant relocation policy, and we have encouraged other municipalities to look to Vancouver's policy as a benchmark. However, the notion that tenants should be allowed to return to a fully renovated unit at their pre-renovation rent, is completely unreasonable and unacceptable. Setting aside the reality that such policy would freeze anything beyond bare maintenance investment in our already very old rental housing stock, in our view such measures infringe on the property rights of a landlord to invest in their asset, increases the landlord's liability as it pertains to tenant health and safety and, contravenes the landlord's rights under the Residential Tenancy Act (RTA).

In regard to the RTA, as it pertains to this Motion, it should be noted that the Province, through Bill 12 passed in May, 2018, provided significant additional protections for renters under the RTA in regard to renovations including additional notice (4 months vs 2 months), and strict penalties (12 months rent payable to the tenant) for landlord misrepresentations and/or failure to undertake the renovations that were stipulated as necessary to justify vacant possession. These additional protections were developed in consultation with LandlordBC and supported by LandlordBC.

**Vancouver**

1210 - 1095 West Pender  
Vancouver BC V6E 2M6  
Phone: 604.733.9440  
Fax: 604.733.9420  
Toll free in BC: 1-888-330-6707

**Victoria**

830B Pembroke Street  
Victoria BC V8T 1H9  
Phone: 250.382.6324  
Fax: 250.382.6006  
Toll free in BC: 1-888-330-6707

The Motion further proposes that the City call on the Province to implement *vacancy control*. With vacancy control BC's already prohibitive rent control legislation would become even more prohibitive by tying rent control to the unit. What this means is that the landlord would unfairly lose the right upon tenant turnover to try to move rents to market in hopes of recovering over time a portion of the cost of improvements to their asset, to offset their steadily increasing operating costs and, perhaps most critically, try to recover some portion of the increased costs that are entirely outside their control.

Whereas deferring maintenance, postponing upgrades to rental units, keeping that old inefficient boiler until it stops working, and reducing staff are all costs that a landlord can control, a significant portion of a landlord's costs are outside their control. We are of course referring to municipal and provincial taxes and fees like property taxes, payroll taxes, income tax rates, licensing fees, permit fees, inspection fees, etc, etc., all of which continue to increase substantially at the discretion of the municipality and province. Vacancy control would, for all intents and purposes, negate the financial viability of a landlord's rental business in British Columbia. Furthermore, vacancy control would spell the end of new purpose-built rental construction in BC at a time when we are finally starting to see some new rental housing being built, and in Vancouver most notably. Suspension of new purpose-built rental housing construction would be devastating for our community and further exacerbate the current rental housing supply crunch. Vacancy control would be devastating to all landlords especially the many small landlords that disproportionately represent the rental housing industry in BC. Sadly, it is the steadily growing population of renters who would ultimately suffer the most if this were to happen.

In closing, I wish to reiterate that LandlordBC requests that the Motion On Notice entitled *Protecting Tenants from Renovictions and Aggressive Buy-Outs* be rejected outright, in its entirety. We welcome discussing this matter in greater detail and look forward to continuing to collaborate with you to improve the state of rental housing in the City of Vancouver.

Sincerely,



David Hutniak  
Chief Executive Officer  
LandlordBC



Date: November 28, 2018~~(insert date here)~~

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

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

Sincerely,

LandlordBC Member: Richard Laurencelle~~[Please place your full name and address here please]~~  
420-943 West Broadway Ave.  
Vancouver BC, V5Z4E1

Date: November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

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

Sincerely,

LandlordBC Member: Lynda Lehn s.22(1)

Date: November 28, 2018(insert date here)

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

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

Sincerely,

LandlordBC Member: John MacKinnon,  
and address here please]

s.22(1)

Please place your full name

Date: November 28, 2018(insert date here)

Mayor & Council

City of Vancouver

Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

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Sincerely,

LandlordBC Member: ~~{Please place your full name and address here please}~~ Kathleen Mair

s.22(1)



While I do not condone the reno-evictions I do not support the motion to tie rents to suites. I own a small six suite building in Marpole that is 60 years old. It has been in my family for almost as many years and is in mint condition. I used to live in it myself up until two years ago. Last month I had a vacancy and it took me almost a month to rent it (one bedroom for \$1180/mo). Why? Everyone wants new. The suite was freshly painted with Benjamin Moore paint and the bathroom was updated. This cost me \$4000. And yes, I raised the rent more than \$200.00. People will not pay if they do not get all the bells and whistles and I am not convinced there is a rental shortage. If you look on Craigslist you will see that there are still suites available for around \$1300/month. Rent control does not work. If you tie rents to a suite it will create an unfair playing field for both tenants and owners. I have tenants who have been in my building for 25 years. If they move why should I not be allowed to do some updates and increase the rent accordingly to recoup my costs and to bring the rent more in line with everyone else? When did individual property owners become the purveyors of social housing? Why would I do renovations if I can't increase the rent? I don't know of any other business where an owner cannot control his/her revenue. Thank you.

Date: November 28, 2018

Mayor & Council  
City of Vancouver

Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

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Sincerely,



LandlordBC Member: [Michael McKinley,

s.22(1)



~~Date: (insert date here)~~ November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

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

I am currently going through process of purchasing land on Broadway to develop 19 market rental units. I have had numerous meetings with the City regarding the development. I will be cancelling my development plans outright if this motion is passed. I also co own 62 apartment units in Vancouver and with rent controls already in place and any future controls I will have no choice but to defer maintenance to offset the rising costs from taxes, utilities and interest rates.

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Sincerely,

LandlordBC Member:- ~~[Please place your full name and address here please]~~

Cam McLeod

3044 West 26<sup>th</sup> Avenue

Vancouver, BC

V6L 1V8

**Formatted:** Superscript



Date: 29 November 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## Motion: Protecting Tenants from Renovictions and Aggressive Buyouts

Dear Mayor and Council,

I am a parent of s.22(1) . We are long-term renters in Vancouver, and we also own two multifamily properties on s.22(1) ), which provide a total of 6 suites of market rental housing. I am a member of a LandlordBC, an organisation that strives to balance landlords' rights to operate in a free market with the tenants' rights to access safe, stable housing.

I think there is broad realisation that the "housing crisis" is a complex issue that has developed from a number of causes including:

- All three levels of government effectively abandoning low-income and affordable housing policies over the past few decades.
- Sustained population growth in Vancouver and several areas of BC-both interprovincial and international migration.
- Rock-bottom interest rates coupled with "fog a mirror" mortgage qualifying.
- Foreign capital and foreign speculation in residential real estate. It is telling that Vancouver, Auckland and Sydney all suffer similar exorbitant house prices-it is not a made-in-Vancouver issue.
- Others.

I am writing you today regarding the motion before you entitled *Protecting Tenants from Renovictions and Aggressive Buy-Outs*. While I absolutely support the City of Vancouver and encourage bold and innovative initiatives, I am firmly against the pursuit of the regressive Vacancy Control in Resolution D:

*The City immediately and forcefully call on the province to implement effective vacancy controls for British Columbia.*

In my opinion this is a naive and poorly thought-out resolution.

Our tenants are stable, reliable, and long-term. They pay close to market rates. Our properties are well maintained. s.22(1) . Tenants do leave from time to time. For work, marriage, buying their own home, many reasons. Usually, we will use the opportunity to upgrade and renovate the apartment. Typically, painting and updating

<sup>1</sup> Currently the rate of inflation-maximum 2.5% increase in 2019. Will the 2019 City of Vancouver City tax increase be limited to the rate of inflation?

appliances; new thermal new windows and insulation in one case. Thousands of dollars in capital expense and always with loss of one month's rent. We then advertise and rent the suite at the market rate.

I see nothing wrong with this model of market rental housing and see no need for vacancy control. If implemented, vacancy control would eliminate any incentive to renovate and improve properties between tenancies. The result would be deterioration in the quality of rental stock. It would not result in one single new affordable rental property.

Please amend Resolution D and remove Vacancy Control, or reject this motion in its entirety.

Thank you for your leadership in this regard.

Sincerely,

Robert Millar

s.22(1)

A grey rectangular box redacting the signature of Robert Millar.

NOV 30, 2018

Mayor & Council  
City of Vancouver  
12th & Cornhill  
Vancouver.

Re Protecting Tenants from Renovictions  
and Aggressive Buyouts.

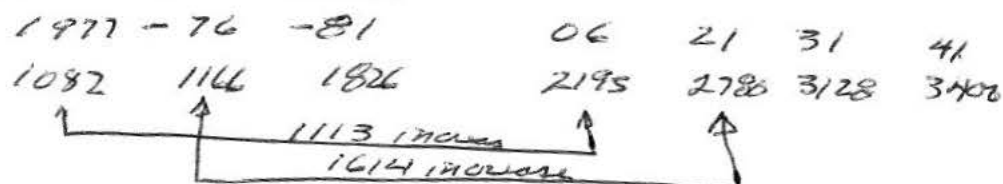
Be Careful what you wish for!

- Don't [redacted] s.22(1)
- I've rented in Kitsilano, duplex style units, from [redacted] s.22(1)
- I'm not computer literate, thus this letter

In the long run, Councils since the 1970's,  
have permitted only new homes and condos.  
Some infil by way of basement Suites and infil  
projects has occurred little, if no new purpose  
built rental housing units were built as the  
RM4, RM3 and other similar zoning areas  
were essentially built out.

This strategy has created the rental  
housing tragedy of today!

Examine the falling  
metro population



If 35% of the population, or more, are in rentals  
Then new purpose built rental units to house over  
 500,000 were required in this period!

How many new purpose built rental units were  
 built in this period?

The inevitable has happened!

Limit the supply in the face of rising demand  
 What do you think is going to happen!

Rental prices will rise fast - particularly in  
 the urban core area - i.e. Central Vancouver and

Given that the majority of the existing supply  
 is now 60 to 70 years old

and over time, styles, colours and equipment  
 change and require replacement

Therefore this push to totally renovate and  
 bring the "old" to "current" with higher  
 prices is inevitable

Has anyone read Paul Samuelson's "Economics"  
 particularly the part on Supply and Demand?

Don't react now in the opposite direction to  
 compensate for the past 50 years of errors  
 by making errors in the opposite direction  
 i.e. freezing rents and building improvement

So what to do now!

- ① Push to build as many purpose built rental buildings throughout <sup>all</sup> the City's communities, across all income groups and all types of rental units as fast as possible.  
make this happen!

Increase the density, speed up the rezoning and applications thereto, keep costs under control, rents at market for new rental units - unless under some "control" type specific rental program

Nothing will bring rents in line faster than many, many more purpose built rentals. This should take 5 to 10 years. Some easing of rental vacancy rates and rental rates is already underway

And in the meantime:

- ② Put a hold on total building renovation for 5 years to EXPIRE unless re voted on after public hearings by Council. The total program to expire in 10 years - PERIOD!  
The City to manage, control and approve this process with annual reviews to Council.
- ③ Permit rent by unit upgrades as tenants move out - voluntarily. A program to control this aspect requires much more thought than 1 letter.
- ④ Don't freeze rentals at current tenants rates. Let the market do its thing - See ① above
- ⑤ Work with the Feds & Provincial Agencies to fund as required the units for the 1, 2 & 3 income quintiles



Be careful what you wish for

Don't replace 50 years of one error  
with an error in the opposite direction

Do the Right thing

Build as many rentals as possible  
as quickly as possible throughout all  
parts of the City

Sincerely

Pete Miller

c.c. - Hand told Be

1 Don Garrison, City of Vancouver.

# Climar Development Co. Ltd.

1248 Tecumseh Avenue  
Vancouver, BC  
Canada V6J 1T2

Telephone: 604 649-2212

E-mail: [jnadel@owenbird.com](mailto:jnadel@owenbird.com)

Date: November 29, 2018

Mayor & Council  
City of Vancouver

Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

Dear Mayor and Council,

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


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

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

Page 2

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

Sincerely,

 LandlordBC Member: **Climar Development Co. Ltd.**

Josephine M. Nadel, Q.C.  
c/o Owen Bird Law Corporation  
P.O. Box 49130  
Three Bentall Centre  
2900-595 Burrard Street  
Vancouver, BC V7X 1J5

Date: November 28, 2018(insert date here)

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

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Sincerely,

LandlordBC Member: ~~{Please place your full name and address here please}~~ Yori Nakatani  
2300 Birch Street Vancouver, BC V6H 2T2





## Society for Christian Care of the Elderly

28 November 2018

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

**Re: Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

Dear Mayor and Council,

I am the Secretary and Member of the Board of Society for Christian Care of the Elderly. Our Society is a rental housing provider committed to providing safe and affordable homes for BC Seniors 55+. We own and operate over 500 rental units throughout the lower mainland, with many of our units deeply subsidized by the Society without any government assistance. We in the process of extensively expanding our portfolio but this news could cause our Chairman and other Board members to decide to put the brakes on any new affordable housing stock. I am writing you today regarding the motion before you entitled *Protecting Tenants from Renovictions and Aggressive Buy-Outs*. I wish to ensure that you are acutely aware of the hugely negative consequences to renters, the community, and landlords alike should this motion be passed, and I ask that you please hit "pause" and take the necessary time to undertake a thorough and objective analysis of the unintended consequences of the measures proposed therein.

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Sincerely,  
  
Nancy M. Noso, Secretary



Date: ~~(insert date here)~~ November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

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Sincerely,

LandlordBC Member: ~~(Please place your full name and address here please)~~ Dana Nowak,  
s.22(1)

s.22(1)

Formatted: Superscript

Date: November 28, 2018~~(insert date here)~~

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

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Sincerely,

LandlordBC Member: Kendyl Oele ~~(Please place your full name and address here please)~~

300, 1055 west Hastings Street

Vancouver, BC; V6E 2E9

Date: November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

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

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

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

Sincerely,

LandlordBC Member: James P. O’Flynn s.22(1) / West Limerick Holdings





· ESTABLISHED 1887 ·

#101-891 Attree Avenue  
Victoria, BC V9B 0A6

Ph (250) 478-9141 Fx (250) 478-9103

November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

Dear Mayor and Council,

**Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

I am a LandlordBC board member and the Managing Broker of Pemberton Holmes Property Management a Division of Pemberton Holmes Ltd. on Vancouver Island. We currently employ 12 licensed property managers, plus a large support staff. We oversee approximately 2000 units in the Greater Victoria Area, Sooke, Mill Bay, Cowichan Valley, Duncan and Nanaimo.

Our portfolio consists of several apartment purpose build properties, however we also represent a large portfolio of secondary stock on behalf of our clients consisting of single strata management, single family dwellings, plus privately owned multi units.

We are writing you today with respect the motion before you entitled *Protecting Tenants from Renovictions and Aggressive Buy-Outs*.

If this is passed, it will have a huge negative effect on renters, the community, and landlords alike. It will also have a very negative effect on our industry.

We feel the provincial government as a whole should be very concerned about the impact these proposed measures will have on the quality of existing rental stock and, perhaps more critically, the building of new rental housing (especially purpose-built rental housing).

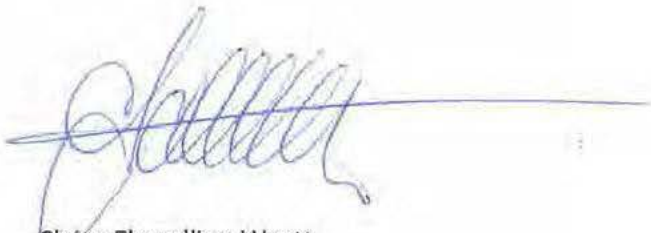
We encourage you to reject this motion outright and take the time to really study and understand the issues and consequences of what is being proposed. We also encourage you to reach out to the professionals in the business and ask their opinion and recommendations. Personally, I have been in management for 25 years. It is my belief many of the issues that plague our rental industry comes from lack of education by the private Landlord. Perhaps some mandatory education, or mandatory professional management of rental stock would go a long way to solving many of the issues at hand.

We are especially concerned about the motion proposing *vacancy control*, the tying of rent controls to the rental unit. Vacancy control would, for all intents and purposes, negate the financial viability of a landlord's rental business in British Columbia.

Furthermore, vacancy control would spell the end of new purpose-built rental construction in BC at a time when we are finally starting to see some new rental housing being built in the City of Vancouver and in other communities across the province (please see UDI November 2018 Rental Builder Survey <http://udi.bc.ca/wp-content/uploads/2018/11/Urban-Development-Institute-Rental-Builder-Survey-Backgrounder-1-1.pdf>). Suspension of new purpose-built rental housing construction would be devastating for our communities and further exasperate the current rental housing supply crunch. Renters would ultimately suffer the most.

It will also negatively affect those home owners who are willing to place their personal residences in the rental market. We are already experiencing attrition of rentals in our portfolio due to the reduced rental increase rate (4.5% to 2.5%) and the abolishment of vacant possession. We understand the abuse that emerged with respect to the vacant possession, however, when used correctly, the vacant possession was a very useful tool. We as a company used the vacant possession to house tenants who were difficult to rent to or had little to no rental experience and references. We did not use it as an opportunity to increase rents over the allowable rental rate.

In closing, we wish to reiterate the stakes are very high as you consider this motion. Please take the time to step back and really understand the issues and the potential solutions. Please take time to reach out to the professionals who work in this industry every day and obtain their opinions.



Claire Flewelling-Wyatt

Managing Broker

**Property Management Division | Pemberton Holmes Ltd.**

#101-891 Attree Ave | Victoria, BC | V9B 0A6

Ph: (250) 478-9141 Fax: (250) 478-9103

Cell: (250) 588-5303

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

Date: November 28, 2018 ~~(insert date here)~~

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

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

Sincerely,  
[Dana and Eric Reiter](#)

s.22(1)

| [Landlord BC Member](#)

LandlordBC Member: [Please place your full name and address here please]



## **THE BERKELEY 1770 Davie – RELIANCE PROPERTIES**

**November 9, 2018**

***Jon Stovell, President and CEO, Reliance Properties:***

“It is no secret to our tenants that the previous landlord allowed this 60-year-old building to become seriously rundown and reach the end of its useful life – including the end of energy, water, drainage, and life-safety systems – and without a major investment, Vancouver will lose this rental building as zoning doesn’t allow for a new residential building on this site, so to that end, Reliance wants to preserve this rental building and that is only feasible at market rents.”

### **Quick Facts**

- *BC Housing Minister Selena Robinson (April 2018):* “We don’t want to stop the reinvestment in rental properties. Upgrades are absolutely crucial to keeping B.C.’s rental housing stock in good condition, especially considering the age of much of this stock.”
- City of Vancouver zoning for 1770 Davie Street is commercial, office or retail – *not* homes – so without a massive investment, The Berkeley will be lost because it has reached the end of its useful life.
- Reliance has *not* served eviction notices, but rather, offered a voluntary end-of-tenancy that substantially exceeds all government requirements, with nine to fifteen months to find alternative accommodation and an average payout of \$10,000 per unit, more than double government regulations. Following the upgrades, all tenants will have the first option to return to the building at market rents, as per the provincial government’s recent changes to the Residential Tenancy Act.
- In addition to a mailed package in June outlining in detail tenants’ rights and providing direction to government resources, Reliance held a townhall meeting with tenants in August where representatives from the provincial government and City of Vancouver answered questions. The city has also mailed a detailed letter to tenants outlining their rights and Reliance’s voluntary end-of-tenancy offer.
- Almost 40 per cent of the units have taken the voluntary end-of-tenancy offer or are vacant in preparation for upgrades.
- Reliance offered extra help for tenants who need special support and one person contacted the company. Reliance is working with that person to make sure their needs are met.
- Tenants at The Berkeley pay on average 40 per cent less than comparable CMHC rates for others in the West End. Reliance’s \$20-million investment in The Berkeley would only be feasible at market rents.

June 14, 2018 – For Immediate Release

## **Vancouver Landlord More Than Doubles New Government Requirements for Ending Tenancies**

### ***Reliance Properties Wants to Set the Highest Standards in the Industry***

*Vancouver, BC, June 14, 2018* – In a challenging time for renters, Reliance Properties is looking to set a new standard for the industry as it embarks on major reconstruction and structural work of a well-known Vancouver rental building the company bought two years ago.

“We are undertaking a major overhaul,” said Jon Stovell, President and CEO of [Reliance Properties](#), a local company that owns and manages more than 500 rental units in Vancouver with another 1,000 rental units under development. “Having never had significant upgrades in its 60-year history, The Berkeley needs critical work to improve environmental performance, provide life-safety and building code upgrades, and replace the plumbing, electrical and ventilation systems. The work will ensure the livability, environmental performance, and longevity of The Berkeley as a dedicated rental building well into the future.”

Known for its yellow and green colour, The Berkeley at English Bay is a 16-storey rental apartment building with ground-floor retail and restaurant. Extensive structural work of the building and its 58 apartments starts next year, and the project is expected to take 2.5 years (30 months). The work will result in all apartments being open to the elements and be without heat, water and fire safety systems for a significant period.

Reliance mailed and hand-delivered notices to tenants on Tuesday informing them their tenancy agreements will come to an end. The company has worked with engineers and contractors to develop a schedule that will allow tenants to remain in their units as long as possible. Some tenancies will end next year, while others will end in 2020.

“Reliance knows this is difficult news for tenants, and to reduce impacts – and set the highest industry standards – we are significantly exceeding our regulatory obligations under BC’s [Residential Tenancy Act](#) and City of Vancouver’s [tenant relocation policies](#),” said Stovell, who also recently advised BC’s new Rental Housing Task Force. “Reliance is providing more than double the financial compensation under a tenant’s regulatory entitlement, far exceeding the timeline for providing notice to end tenancy, providing compensation for moving costs, and additional relocation assistance for those who need it.”

On average, Reliance’s compensation package is \$10,000 per unit. Reliance’s total compensation package is close to \$500,000. If Reliance subscribed to government regulations, the average per unit would be \$5,000 and total compensation would be roughly \$200,000. (Compensation is based on length of tenancy and unit size).

(continued Page 2)

“So much of our existing rental stock is reaching the end of its useful life and must be repurposed,” said David Hutniak, CEO of [LandlordBC](#), the province’s main advocacy group for rental housing providers. “When this happens, a positive tenant compensation package is critical. Reliance Properties is demonstrating leadership by setting a high standard for what is fair and respectful treatment of tenants faced with relocating.”

Once The Berkeley project completes, tenants will have the first right of refusal at market rates, as per the provincial government’s recent changes to the Residential Tenancy Act.

Reliance has approached Habitat for Humanity to assess items the organization may find useful for families in need. Among other items, the non-profit organization accepts appliances, kitchen cabinets, bathroom vanities and hardware, plus any surplus supplies following construction.

Reliance Properties has distinguished itself as a leader in providing innovative housing, including introducing micro-lofts to Vancouver and preserving heritage buildings.

-30-

## **MEDIA FACT SHEET**

### **Building Facts**

*Location* - southeast corner of Davie & Denman, English Bay (the green and yellow building)

*Age* - 60 years, constructed in 1958

*Units* - 58 rental residential suites, plus ground level retail & restaurant

*History* - No significant upgrades or repairs

*Owner* - Reliance Properties bought the building two years ago. Upon completion of construction, the building will remain entirely rental apartments with ground floor retail and restaurant.

*Rents* – Current rents in the building are approximately 40% below average rents in the West End.

*Zoning* – City of Vancouver zoning allows for commercial, retail or office on this site, not a new residential building.

### **Project Details**

*Major construction, including structural work, to:*

- Provide life-safety and building code upgrades
- Replace plumbing, electrical and ventilation systems

- Improve building envelope and energy performance

*Work includes:*

- Major structural repairs and alterations
- Repairs to the building envelope
- Remediation of the exterior walls
- Replacement and energy upgrades of all windows
- Removal and replacement of the building's entire water supply and drainage systems, as well as the electrical and heating systems
- Removal and replacement of all kitchens and bathrooms, including cabinetry and fixtures
- More than 20-million in total cost

*Timeline:* 2.5 years (30 months)

The work will result in all apartments being open to the elements and be without heat, water and fire safety systems for a significant period.

### **Reliance's Tenant Relocation Plan**

To reduce impacts on tenants, Reliance is far exceeding what is required by the Province of BC and the City of Vancouver when it comes to tenant relocation:

- Reliance is offering tenants more than double the compensation required by governments. On average, each unit will receive \$10,000. Reliance's total compensation package is close to \$500,000. (Compensation is based on length of tenancy and unit size).
- Reliance is far exceeding the timeline for providing notice to end tenancy.
- Reliance will work with those tenants requiring assistance to find alternate accommodation and assist with moving arrangements.
- These tenants will be the first to be offered units once the reconstruction is complete. Rents will be at market rates, as per the provincial government's recent changes to the Residential Tenancy Act.

### **Reliance's Rental Commitment**

In Vancouver, Reliance owns and manages more than 500 rental units and has more than 1,000 rental units under development.

### **Reliance's Community Commitment**



### *Habitat for Humanity*

Reliance has approached Habitat for Humanity to assess items the organization may find useful for families in need. Among other items, the non-profit organization accepts appliances, kitchen cabinets, bathroom vanities and hardware, plus any surplus supplies following construction.

### **About Reliance Properties**

Reliance Properties is a Vancouver company with more than 50 years' experience in real estate management, leasing and development. Reliance is known for providing innovative housing, including introducing micro-lofts to Vancouver and heritage preservation. The company has won multiple awards, including several City of Vancouver Heritage Awards, Urban Development Institute awards, and the 2012 Heritage BC Award.

**Media Inquiries:** Renu Bakshi 604 787 1873 or [renu@renubakshi.com](mailto:renu@renubakshi.com)

November 12, 2018

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motions B10, *Protecting Tenants from Renovictions and Aggressive Buy-Outs*, and B2, *A Renter's Office for the City of Vancouver*.

Vancouver is in the midst of a housing affordability crisis—a housing emergency hitting renters, working people and the poor the hardest. Getting out of this crisis in a way that favours the majority requires radical thinking, determined action and a wide array of tools. It is encouraging to see motions coming before Council at its first meeting that seek to protect renters. Motion B10 would do much to end the plague of "renovictions" (mass evictions under the guise of renovations) that are eating away at existing affordable market housing stock in our city at an alarming pace. These stronger protections, alongside existing rules, would benefit from stronger awareness and stronger enforcement, which is why a call for a Renter's Office is also vitally important.

s.22(1)

s.22(1) have remained for now, many friends and acquaintances have already left, whether to Langley, Nanaimo or Toronto. Of friends who have stayed in the city, too many have stories of being renovicted or demovicted out of their homes, often on very flimsy grounds. One couple we are close with was recently demovicted out of the West End, their affordable rental building to be replaced by high-end condos; another was renovicted out of an affordable apartment in Kitsilano and now paying substantially higher rent.

Vancouver needs to both protect existing affordable housing and aggressively build new truly affordable housing, much of which will be non-market in today's conditions. Stronger tenant protections and vacancy control will be important and necessary components of this overall strategy, although they are often vilified as counter-productive. To see why this is not the case, it is worth quoting at length from the Canadian Centre for Policy Alternatives' detailed submission to the on-going provincial Rental Housing Task Force.<sup>1</sup> These arguments, while made about stricter rent control, also apply to stricter tenant protections (such as a right to move back in once renovations are complete without breaking a lease):

"Would tighter rent control discourage construction of new rental stock?

We do not believe so.

We do indeed need a substantial build-out of affordable rental housing. Ultimately, a key means of stabilizing rents is a relatively high vacancy rate—a higher vacancy rate is the renter's friend.

<sup>1</sup> Available at

[https://www.policyalternatives.ca/sites/default/files/uploads/publications/BC%20Office/2018/07/CCPA-BC%20submission%20to%20Rental%20Housing%20Task%20Force\\_Final.pdf](https://www.policyalternatives.ca/sites/default/files/uploads/publications/BC%20Office/2018/07/CCPA-BC%20submission%20to%20Rental%20Housing%20Task%20Force_Final.pdf)

This in turn requires more affordable rental stock. That does not mean, however, that the rental regulatory regime must be structured to win the favour of the private development industry. The government can and should establish stronger renter protections, and should feel empowered to more effectively use zoning powers to direct the kind of housing built. And fundamentally, the government itself will have to do more of the heavy lifting when it comes to directly building new affordable rental stock.

We believe warnings that tighter rent controls will discourage new rental construction to be over-stated for the following reasons:

First, new rental stock will still be free to charge market rents...The current reality of high market rents should mean that private developers have plenty of incentive to build new stock...

Second, construction of new rental stock is likely more influenced by zoning rules than by factors such as rent control. If large areas are targeted for up-zoning, with the proviso that new density must be for rental housing, then that is what the private development industry will build...

Third, of course, we need to provincial government itself to drive the construction of new affordable rental housing. The new government has taken some important steps in this direction with its first budget. But more is needed, and thus far, too much reliance is being placed on the private sector to meet the government's 10-year housing target of 114,000 new units..."

There is one more, underappreciated argument for stronger tenant protections and stricter rent regulations: both are means to slow land and property appreciation. Apartment buildings which currently, profitably provide affordable rentals are selling at inflated prices because the prospect of mass evictions and substantial rent increases is already factored in. This is because the price of these buildings (largely the price of the land they sit on) depends in part on how much rent the owner can potentially extract from it; the more rent can be charged in the future, the more expensive land will be today. Stricter protections against renoviction and rent control tied to the unit limit these potential future rents and decrease the price of land. This is something that any public or private developer looking to build actually affordable housing should appreciate.

Stronger tenant protections are vital if Vancouver is to exit its housing emergency. I hope that you can support motions B10 and B2, demonstrating that the needs of Vancouver' majority as well as bold solutions to the housing crisis will be at the heart of this Council's work from the very beginning.

Please keep me informed of the decision on these motions.

Sincerely,

s.22(1)



Date: November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## Motion: Protecting Tenants from Renovictions and Aggressive Buyouts

Dear Mayor and Council,

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

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

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

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

Sincerely,

LandlordBC Member:

s.22(1)





s.22(1)



Date: 27<sup>th</sup> November, 2018 (insert date here)

Formatted: Superscript

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## Motion: Protecting Tenants from Renovictions and Aggressive Buyouts

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

Sincerely,

[Ray Saadien](#)

[Esperanto Properties Ltd](#)

LandlordBC Member s.22(1)

and address here please

Please place your full name

November 28, 2018  
Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

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

Sincerely,

Li Sharp

s.22(1)



November 28, 2018

Mayor & Council  
City of Vancouver

Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

**Motion: Renovictions, Aggressive Buyouts and Vacancy Control**

Dear Mayor and Council,

Our family has owned a Kitsilano rental property since 1965. During that time, we have provided affordable accommodation to a multitude of tenants. As the years have gone by the land value has increased a lot. And, we have paid an ever-increasing amount of property tax on this unrealized capital asset for nearly 60 years. At the end of 2016 the value of our property in relation to the income it returns made no sense at all at least, from an investment perspective. Fortunately for our tenants, we have had a great sentimental attachment to the property – until now.

Then came the Provincial Government's so-called "School Tax" surcharge, levied against properties without regard to owners' ability to pay - and payable, whether the property has been sold or not. In our case, our total property tax bill will go up by an additional \$5,000 next year. Add to that the City's annual 4% property tax increases and the almost yearly utility cost increases. And, there's still the annual maintenance one must do to keep an almost century-old building habitable and safe. This year, we replaced the roof, gutters and a deck at a cost of nearly \$40,000.

Making things worse we can't even begin to recover these costs from tenants because of the new annual rent increase cap at 2% and now, the vacancy control motion before you, linking rent to the unit being rented.

These attacks on the very people who do the most to provide affordable accommodation have to stop. We have options. We could sell our property to a builder. It's in a prime location and would sell very quickly indeed. How enthused do you think a developer would be about building rental units on our site? Not very, I think. Expensive condos are much more profitable. If we sell the building full of affordable accommodation we currently provide, it will be replaced by three or four \$3M condos. And, our tenants will be out in the street. Is this what you want? Please stop listening to the loudest opinions in the room. Rental properties, landlords and tenants need balance, just like any viable eco-system. **Please vote against this motion or, I fear, the cure will be much worse than the condition.**

Sincerely,





Date: Nov 29, 2018

Mayor & Council  
City of Vancouver

Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

Dear Mayor and Council,

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

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

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

Sincerely,

LandlordBC Member:

s.22(1)





December 3, 2018

Vancouver City Council  
3<sup>rd</sup> Floor, City Hall  
453 West 12<sup>th</sup> Ave  
Vancouver, BC V5Y 1V4

Dear Mayor and Council

Re: Motion B12 - Protecting Tenants from Renovictions and Aggressive Buyouts

Reliance Properties is a local owner and manager of office and residential buildings in Vancouver. The company has been in business in Vancouver for close to 65 years and has a reputation for restoring heritage buildings and other older buildings, as well as construction of high-quality new buildings throughout the city.

We have been building and managing purpose-built rental throughout the history of the company, even when most other companies were not. In Vancouver, we currently own and manage approximately 500 purpose-built rental units. We have over 200 rental units currently under construction and another 1,000 in various stages of design and permitting.

Reliance is also known for its philanthropic activities, including a recent seven-million-dollar gift to Emily Carr University of Art and Design for its new Great Northern Way campus.

We are writing with respect to Motion B12 - Protecting Tenants from Renovictions and Aggressive Buyouts. Speakers at council made comments about our company and myself personally concerning our plans to undertake a major renovation of the Berkeley Tower at 1770 Davie Street and our tenant relocation activities for the building. We feel these comments require a response.

We want to make sure that council has the benefit of understanding the specifics of this project and how the tenant relocation process has unfolded so far.

We are very aware that this is a difficult time for tenants of Berkeley Tower. However, at this time, no tenants have received an eviction notice. We have provided information on upcoming renovations between 8 and 14 months from when work is expected to commence in mid-2019. We have offered Voluntary End of Tenancy Agreements that are currently at 300% of what is required by the City of Vancouver Tenant Relocation and Protection Policies. The offers range from just under \$8,000 dollars to just over \$30,000 dollars per unit. Tenants have been offered the further choice of taking the payout upon move out or applying the payout amount as a rental credit spread over 12 months should they choose to return to the building at market rents after completion of

the renovation. We have also offered special additional assistance to any tenants who are vulnerable. Only one tenant has contacted us for extra assistance.

There are 58 units in the building and so far, 22 of the units (38%) have been resolved through previous move out or acceptance of our offer. We remain in ongoing discussions with many of the tenants and recent improvements in our offer are generating numerous discussions.

We have set out herein a description of our twenty-million-dollar renovation project and a timeline of our tenant relocation process, together with the attached referenced documents.

The process we have run has been highly transparent, not rushed, and tenants have had the benefit of understanding our offer, and their rights and entitlements by information provided directly to them from representatives of both the City of Vancouver and the Province at a tenant meeting we hosted in August, and with further written correspondence from the City of Vancouver.

The Berkeley Tower must be substantially renovated. When the building was purchased by Reliance in 2016, it was in a state of significant neglect and disrepair. New rental buildings are not permitted in this location under the city's zoning for this site and if the Berkeley is to remain available as rental accommodation in to the future, it desperately needs the reinvestment we are proposing.

With respect to the motion B12, we strongly encourage council to defer any decision on this motion with the request that council and city staff consult further with private-sector owners and builders of purpose-built rental to exercise a balanced approach so as to not create fundamental economic barriers to both reinvestment and renewal of our critical aging rental stock and the development of new purpose-built rental housing.

We are available to meet with any councillors who wish to further discuss this matter. Thank you.

Kind regards.

A handwritten signature in dark ink, consisting of several overlapping loops and a long horizontal stroke, positioned above the printed name.

Jon Stovell  
President  
Reliance Properties Ltd.

Date: (insert date here)

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

Dear Mayor and Council,

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

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

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

Sincerely,

LandlordBC Member: [~~Please place your full name and address here please~~ [Lee Ann Strelzow 108-3075 Willow Street, Vancouver BC](#)]





Date: November, 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

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

Sincerely,

| LandlordBC Member: Eric Hong Tai, 203-8168 Granville St. Vancouver, B.C. V6P4z4



28 November 2018

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

**Re: Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

Dear Mayor and Council,

I am a Director and Member of the Board of The Wellington Society. Our Society is a rental housing provider committed to providing safe and affordable homes for BC Families. We own and operate 85 rental units in False Creek with several BC Housing Standard subsidized apartments and townhomes. We are seriously looking into expanding our portfolio but this news could cause our Chairman and other Board members to decide to put the brakes on any new affordable housing stock. I am writing you today regarding the motion before you entitled *Protecting Tenants from Renovictions and Aggressive Buy-Outs*. I wish to ensure that you are acutely aware of the hugely negative consequences to renters, the community, and landlords alike should this motion be passed, and I ask that you please hit "pause" and take the necessary time to undertake a thorough and objective analysis of the unintended consequences of the measures proposed therein.

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

Sincerely,



Nancy M. Noso, Secretary

Date: Nov 28 2018  
Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

Dear Mayor and Council,

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

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

Sincerely,

LandlordBC Member:  
Jaime Tiampo

s.22(1)







November 29, 2018

Mayor & Council  
City of Vancouver

Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

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Sincerely,

LandlordBC Member: Triple J Investments





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.udi.bc.ca](http://www.udi.bc.ca)

### **Urban Development Institute Rental Builder Survey Backgrounder – November 2018**

In advance of the release of the provincial Rental Housing Task Force recommendations, the Urban Development Institute (UDI) recently conducted a survey of 30 leading rental builders to better understand the volume of active and prospective rental units that could be impacted by changes in government policy. Upon completion, UDI learned that respondent's projects cumulatively represent **19,972** rental homes across B.C., with a majority situated in Metro Vancouver. Most rental projects are concentrated in the City of Vancouver, Coquitlam, Burnaby and the North Shore, and are slated for residential or mixed use.

Of these rental projects, **12,631** are at risk of delay or cancellation, if restrictive new rental policies are imposed. All respondents agreed that if vacancy control, or tying rent controls to the unit and not the tenant, is adopted by government, that it would be the single, most significant impediment to the construction of current and future projects. Rental projects would inevitably become less financially viable to build and maintain. 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 controls would remove this ability. If rent is tied to the unit, the ability and incentive for a rental owner to ensure necessary upgrades are completed to aging buildings is severely compromised. Respondents advised that more than two-thirds of the 19,972 rental units in the pipeline would be jeopardized if vacancy control is introduced by the provincial government.

Respondents indicated that other factors that are contributing to a builder's ability to invest and construct rental housing are largely government actions. Those include: the recent change of the maximum annual allowable rent increase formula to CPI only, Budget 2018 tax increases on building new rental housing, slow municipal processing times and government uncertainty. Additional external elements that were discussed include escalating construction costs and the increasing interest rate environment.

Despite the many measures that directly and indirectly constrain their ability to construct rental homes, rental builders are eager to provide this much needed housing type. Builders are keen to diversify their investment portfolios and see rental as a stable long-term asset, given the strong demand for rental options. Builders recognize the widespread community benefit that rental housing provides and are enthusiastic partners to assist the government in achieving their goal of building 114,000 homes by 2027.

However, rental projects have been increasingly frustrated with new restrictions. As a result, builders are forced to re-evaluate their rental projects, with many considering a switch to condominium developments, other asset classes, or cancelling projects altogether. Introducing

additional taxes and regulations that only add to the uncertainty and increased costs already felt by rental builders could prevent them from prioritizing long-term rental investments.

As reflected in the *Cressey Development* case study included below, the majority of respondents said they are considering, or have already taken, steps to mitigate this uncertain rental construction environment. Builders said they will likely move capital to other jurisdictions in Canada like Calgary or Toronto or to the United States in areas like Seattle, California and Texas. They also noted that they have considered, and in some cases begun the process, to move capital slated for rental to other asset classes within their companies, such as industrial and commercial.

While local governments and the public eagerly anticipate the release of the remaining Rental Housing Task Force recommendations, the industry warns against the implementation of vacancy control or further rent controls, to current and future rental projects. Vacancy control, if adopted, could single-handedly halt all current rental projects and significantly deter the construction of any future units.

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**The following case studies highlight major rental companies that outline the far-reaching, unintended consequences of increased government regulation on rental construction:**

*Concert Properties Ltd., Brian McCauley, President & CEO*

Concert Properties is a Vancouver-based company whose award-winning communities can be found across the country. Concert has consistently championed diverse forms of housing across its national portfolio, including purpose-built rental homes. Concert Properties has more than 2,700 rental homes in their pipeline, but are currently not considering adding more. The recent layering on of increased costs, fees, and taxes has made building rental homes a serious challenge. Many of the homes currently in their portfolio are in jeopardy as they await the remaining recommendations of the Rental Housing Task Force. If vacancy controls are introduced, in-stream projects would come to a halt, and Concert would be forced to consider cancelling all rental projects currently underway. These are livable homes for British Columbians that would quickly disappear. These homes are designed to meet the needs of a growing, diverse population, like the 1,000 rental units in three buildings, located at the Burquitlam Skytrain Station in Coquitlam. Despite development processes already underway and support from the municipality, their status remains tenuous at best. New homes like these are at risk across the Province with the introduction vacancy controls; British Columbians will face even less choice as they look for homes.

*Cressey Development Group, Scott Cressey, CEO*

Cressey Development Group has been building homes in Western Canada for almost five decades. They have continuously taken a collaborative approach to building and have many ongoing rental projects in Metro Vancouver, totaling nearly 850 units. These rental homes, and many more in the future, could be at risk with the introduction of vacancy control. For family-run businesses like Cressey, they have already started to look across the border to build homes. In Seattle, WA, the situation looks much brighter. Cressey recently completed 260 rental homes, taking just three years from purchasing the property to tenant move-in. In Vancouver, a similar project would take closer to five years before gaining approval. Supported by flexible policies, fewer taxes and no rent controls, Cressey has already begun construction on another 950 rental

homes in Seattle. The buildings themselves are simpler, but they feature superior quality and ample amenities and can be built quicker to meet the growing demand of the Seattle market. Rental home builders like Cressey have the experience and the ability to meet the housing need in British Columbia, but they need the incentives and support to make projects like those in Seattle, financially viable on this side of the border.

*Hollyburn Properties, David Sander, Director*

British Columbians are looking for more home choices, including seeking out rental as a viable, long-term option. Hollyburn Properties is a family-run business that is dedicated to providing safe, well-maintained and sustainable rental homes in three provinces across Canada. Hollyburn wants to be a company that contributes to the community by meeting the growing demand for rental homes. Rental forms an important part of the housing spectrum, but many existing buildings are growing past their useful life and amenities do not meet the expectations of today's renters nor of government's green building requirements along with seismic and energy standards. New rental buildings could provide the solution to this problem, incorporating many added benefits that are lacking in older buildings. Projects like Hollyburn Gardens, located at 195 21<sup>st</sup> Street in West Vancouver, are custom-built for renters. Close to the West Vancouver Community Centre and Seniors Centre, it connects tenants to the people, culture and experiences that make an urban lifestyle so desirable. Yet projects like Hollyburn Gardens are rare; it is one of the first new rental projects approved in West Vancouver in over 40 years. This unique and much-needed rental project could be put at risk with the potential of further restrictions as part of the Rental Housing Task Force's recommendations. If vacancy control is introduced, Hollyburn will be forced to seriously reconsider projects such as Hollyburn Gardens and others planned for Greater Vancouver. With the regulatory uncertainty in the local rental market, Hollyburn will continue to focus on rental acquisition and construction in other provinces.

*PCI Developments, Tim Grant, Vice President, Development*

PCI Developments has been developing real estate in Metro Vancouver for 36 years. Projects range from modest to landmark, and include some of Metro Vancouver's most prominent buildings, such as Marine Gateway and Crossroads. PCI has a wealth of experience building mixed-use and transit-oriented projects, providing opportunities for residents to live close to work or services with transit at their doorstep – a preferred location for renters. A renewed focus for PCI is creating high-quality, secure, long-term rental homes for British Columbians in desirable locations. However, opportunities to do so have been limited, notably due to inflated land values and opportunity cost of rental development due to the region's strong condo market.

This situation has improved in recent years with favourable interest rates and government financial and development incentives that made the building of new rental housing feasible. PCI currently has over 2,000 rental homes in various stages of pre-development planning, including both market and affordable. However, the delicate financial balance of continued viability of these projects is being increasingly challenged by government restrictions and rising construction costs. Vacancy and further rent control measures would tip the scales, forcing PCI to revisit over 1,000 of these units for condo development, or maintain status quo with existing, outdated commercial improvements.

PCI and other developers have finally been able to build desperately needed new, high-quality rental homes – we cannot afford to jeopardize these opportunities.

*Reliance Properties, Jon Stovell, CEO*

Reliance Properties builds and manages many rental homes in some of Vancouver's most up-and-coming and desirable neighbourhoods, like the East Side Harbour Front, West End, downtown core and historic Gastown. They were planning to add 1,250 more new rental homes in Vancouver but recent changes to the Residential Tenancy Act and the threat of vacancy control has jeopardized the viability of their projects. Reliance has already shelved a 160-unit rental building in downtown Vancouver. Two other projects are currently on hold, one located at 920 Davie Street and another that consists of 158 market rental units.

It's undeniable there is a housing crisis in Vancouver. Government policies alone will not solve it. It's home builders like Reliance that have been and should continue to be a part of the solution. In Vancouver, there has been a dedicated effort by policy makers to create more below-market units and ensure that communities remain vibrant and inclusive. Reliance and other rental builders have the tools needed to create more affordable rental homes, but they need to be realistic about their bottom-line and the ability for such projects to be financed. Rental builders already struggle to find the right balance between adding more below-market rental homes while ensuring the projects' viability in the face of rising taxes, construction costs and arduous processing times. The recent changes to the Residential Tenancy Act have made building rental projects challenging; however, the implementation of vacancy control would make Reliance's future rental projects absolutely unworkable. Hundreds of homes designed to meet Vancouver's growing needs would never make it off the ground.

Survey Data by Municipality

<b>Vacancy Control puts Homes at Risk</b>			
<b>Municipality</b>	<b>Rental Units in Development</b>	<b>Rental Units at Risk</b>	<b>Projects Impacted*</b>
<b>Vancouver</b>	7132	5195	21
<b>Burnaby</b>	630	200	3
<b>Richmond</b>	118	118	2
<b>Tri-Cities</b>	2251	2010	8
<b>New Westminster</b>	315	315	2
<b>North Shore</b>	1060	340	3
<b>West Vancouver</b>	41	41	1
<b>Surrey</b>	1136	1030	5
<b>Fraser Valley</b>	506	506	2
<b>Victoria</b>	420	360	3
<b>Vancouver Island</b>	1455	1155	5
<b>Other: BC</b>	535	348	4
<b>Other: Not Specified</b>	4373	1013	6
<b>Total</b>	<b>19972</b>	<b>12631</b>	<b>65</b>

\*Projects may also contain non-rental units.



November 26, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

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

Sincerely,

LandlordBC Member: Dina Tsalamandris, 354 West 14<sup>th</sup> Avenue, Vancouver, BC V5Y 1X4, 604-323-6572

Date: ~~(insert date here)~~ November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## Motion: Protecting Tenants from Renovictions and Aggressive Buyouts

Dear Mayor and Council,

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

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

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

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

Sincerely,

LandlordBC Member: ~~{Please place your full name and address here please}~~ Hillary Turple – s.22(1)  
s.22(1)



URBAN DEVELOPMENT INSTITUTE – PACIFIC REGION  
#1100 – 1050 West Pender Street  
Vancouver, British Columbia V6E 3S7 Canada  
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November 28, 2018

Mayor Kennedy Stewart and Council  
City of Vancouver  
453 West 12<sup>th</sup> 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

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**URBAN DEVELOPMENT INSTITUTE – PACIFIC REGION**

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T. 604.669.9585 F. 604.689.8691  
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November 13, 2018

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

Dear Mayor and Council:

***Re: Motion 10 on the November 13, 2018 Council Meeting Agenda***

On behalf of the Urban Development Institute's (UDI's) more than 850 members, which includes thousands of individuals involved in all facets of planning and development, I would like to again congratulate you all on being elected to Vancouver City Council. We look forward to working as partners with Council to achieve its objectives for Vancouver over the next four years.

One area of mutual interest and a key priority for UDI members, is to find collaborative solutions to build affordable housing options. This includes substantially increasing the number of affordable and secure rental homes in Vancouver.

There are several housing related motions being brought forward at the November 13<sup>th</sup> Council meeting, including Motion 10, which would ***"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."*** As proposed, the policy could apply to all forms of rental accommodation across the City.

UDI and its members understand that Vancouver is in the midst of a housing crisis, and recognize that the spirit of the Motion is well intentioned. However, we would like to take this opportunity to strongly caution that if the proposed policy were to be adopted by Council, it would make renovations of rental buildings unviable – even in cases where extensive work is needed to repair aging buildings. It is also unclear how such a policy would work when the City itself 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.



Both the Province and the City also have objectives to significantly increase the supply of rental housing in Vancouver. If implemented, Motion 10 would significantly discourage our members from building new rental homes because **the City would "... 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."**

With an increasing interest rate environment, rising construction costs, processing delays, amendments to provincial regulations on rental housing, and the School, and Luxury Property Transfer Tax being applied to new rental projects during the time of development, our members are already facing many obstacles to deliver new purpose-built rental housing projects.

Prior to the notice of Motion 10, UDI was already in the process of undertaking a survey of rental builders who cumulatively represent over 18,000 new rental units in planning or under construction. Of these planned rental units, respondents have already indicated that a sizable majority are at serious risk of cancellation, if further rental controls, including specifically vacancy control (tying rent control to the unit), are introduced by governments. More details of our rental builder survey will be available in the coming weeks, should Council require more information.

Furthermore, with the **remaining recommendations of Province's Rental Housing Task Force** due to be released in the coming weeks, we respectfully encourage Council to defer deliberation on the policies contained in Motion 10 until after any potential actions resulting from these recommendations have been determined. In the meantime, we recommend that Council work with City staff, UDI, other key stakeholders and the community, to find collaborative solutions to build affordable rental housing options.

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

Date: ~~(insert date here)~~ November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

Dear Mayor and Council,

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

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

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

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

Sincerely,

LandlordBC Member: **Vivian Wang**  
Sunnyland Group Administrative Officer  
Suite 2388, 4720 Kingsway, Burnaby, BC V5H 4N2

November 29, 2018

Mayor & Council  
City of Vancouver

Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

Dear Mayor and Council,

I was born in Vancouver over fifty years ago, but I stay in this City and invest here because of the transformation that Vancouver has experienced during my lifetime. Vancouver is a dynamic, changing environment. I operate eleven suites in two older buildings, one in Kits and the other on Main Street. Buildings that I continue to improve to the benefit of tenants and the City.

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

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

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

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

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

Sincerely,



Chris Webber

s.22(1)

Date: November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## Re: Motion “Protecting Tenants from Renovictions and Aggressive Buyouts”

Dear Mayor and Council,

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

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

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

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

Sincerely,

LandlordBC Member  
Ashley Wheaton  
s.22(1)



November 27, 2018

Mayor & Council  
City of Vancouver

Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

Dear Mayor and Council,

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

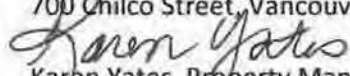
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In closing, I wish to reiterate that the stakes are very high as you consider this motion. Please take the time to step back and really understand the issues and the potential solutions. Reject this motion in its entirety. Thank you for your leadership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

Sincerely,

Landlord BC Member:  
Glassman Investments Ltd.  
700 Chilco Street, Vancouver, B.C. V6G 2R1

  
Karen Yates, Property Manager



Date: November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

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

Sincerely,

LandlordBC Member: Edward Yee,

s.22(1)

Date: November 28, 2018

Mayor & Council  
City of Vancouver  
Sent via email: [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca)

## **Motion: Protecting Tenants from Renovictions and Aggressive Buyouts**

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

Sincerely,

LandlordBC Member: Ngan Yoong Yee, s.22(1)