

File No.: 04-1000-20-2021-358

December 10, 2021

s.22(1)

Dear s.22(1)

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

I am responding to your request dated July 5, 2021 under the *Freedom of Information and Protection of Privacy Act, (the Act)*, for:

Records such as correspondence, meeting notes, notes from phone calls, presentations and supporting documents concerning the Vancouver City Planning Commission event "Is Vancouver Building Enough Housing" held on July 6, 2021. Records held by voting and non-voting members of the VCPC, and supporting staff (including Communications staff). Date range for the records: July 6, 2020 to July 5, 2021.

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

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-358); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Cobi Falconer, FOI Case Manager, for

[Signature on file]

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

Barbara.vanfraassen@vancouver.ca

453 W. 12th Avenue Vancouver BC V5Y 1V4

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

Encl.

:kt

From: [Artibise, Yuri](#)
To: ["Albert H."](#)
Subject: RE: [EXT] Re: Follow up Housing Event Planning
Date: Friday, July 2, 2021 9:25:36 AM

Albert,

Is the event Monday July 5 or Tuesday, July 6. I've seen both dates in your emails.

Дякую (*Djákuju*) Thank-you,
Юрій (**Yuri**) Artibise (he/they)

From: Albert H. s.22(1)
Sent: Wednesday, June 30, 2021 11:17 AM
To: Artibise, Yuri <Yuri.Artibise@vancouver.ca>
Subject: [EXT] Re: Follow up Housing Event Planning

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Title:

Is Vancouver Building Enough Housing?

In 2018, the Vancouver City Planning Commission brought together a collaborative submit on a "City For All" where we engaged more than 228 participants including other City Advisory Committees, community groups, and various organizations both public, private, academic, and non-profit. One major overarching theme and principle that came from the submit was the goal of delivering "Housing for All".

Join the VCPC in exploring this questions for the Vancouver region and City which has been struggling with housing insecurity for generations, and continues to grapple with the challenge even today. Is there a role for housing targets? How do we know whether we're making any progress? And how do non-profit and/or market housing approaches improve the community's housing affordability outcomes?

Take this opportunity to speak with our expert panel of housing developers/operators, advocates, researchers, and data analysts in exploring this big question. Expect to have come away with a better understanding of what you need to demand of your current and future city councillors!

I was also unable to register that Zoom premium package. Could you try logging into my work account and see if it's already set up? s.15(1)(l))

If it's not, would you be able to setup and pay for it? I can have Terra reimburse you within a week.

Albert

On Tue, 29 Jun 2021 at 18:12, Artibise, Yuri <Yuri.Artibise@vancouver.ca> wrote:

Albert,

Thanks for pulling this all together!

Here is the info for the Zoom webinars. For now, I think 100 people will suffice. We can always upgrade it later if necessary. https://zoom.us/buy?plan=pro&period=monthly&from=webinar100&addon_period=monthly [zoom.us]

Please text me at s.15(1)(l) when you have a bit of time to talk tonight

Some things I would like to finalize by tomorrow

- Title for the presentation (and hero image preferences)
- Write up for the event page – 250 word describing what to expect in a provocative/engaging way.
- Does Terra have an email list that could be used to help promote the event? As a co-host/presenter, it would be nice to have some of your network in the audience.

Yuri (Юрій) Artibise (he/they)
Executive Director
Vancouver City Planning Commission
453 West 12th Avenue, Vancouver, BC V5Y 1V4
cell s.15(1)(l)

The Vancouver City Planning Commission acknowledges we are on the unceded territories of the xʷməθkʷəy̓əm (Musqueam [musqueam.bc.ca]), Skwxwú7mesh (Squamish [squamish.net]), and səlihwətał (Tsleil-Waututh [twnation.ca]) Nations. We thank them for having cared for these lands and waters since time out of mind, and look forward to working with them in partnership as we strive to create a city for all.

[website \[vancouverplanning.ca\]](http://vancouverplanning.ca) [planning chronology \[chronology.vancouverplanning.ca\]](http://planning.chronology.ca)
[twitter \[twitter.com\]](https://twitter.com/vancouverplanning) [facebook \[facebook.com\]](https://facebook.com/vancouverplanning) [linkedin \[linkedin.com\]](https://linkedin.com/vancouverplanning) [instagram \[instagram.com\]](https://instagram.com/vancouverplanning)

From: [Artibise, Yuri](#)
To: ["Albert H."](#)
Subject: RE: [EXT] Re: Follow up Housing Event Planning
Date: Thursday, July 1, 2021 1:46:03 PM

Thanks Albert.

I ended up having to use the vcpc account as I needed admin access to get the webinar plan., I will send you an involve.

Do you have the Terra logo? Preferable with a transparent background?

Дзякую (*Djákuju*) Thank-you,
Юрій (**Yuri**) Artibise (he/they)

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Sent: Wednesday, June 30, 2021 11:17 AM
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Title:

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Yuri (Юрій) Artibise (he/they)
Executive Director
Vancouver City Planning Commission
453 West 12th Avenue, Vancouver, BC V5Y 1V4
cell s.15(1)(l)

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[twitter \[twitter.com\]](http://twitter.com) [facebook \[facebook.com\]](http://facebook.com) [linkedin \[linkedin.com\]](http://linkedin.com) [instagram \[instagram.com\]](http://instagram.com)

From: Artibise, Yuri
To: [Albert H.](#)
Cc: [Yijin Wen](#); [Rob Grant](#); [Tamaki, Marnie](#)
Subject: RE: [EXT] Re: Housing Committee
Date: Wednesday, December 30, 2020 12:08:00 PM

Albert,

Thanks for the update.

In terms of scheduled events, there is the Chronology Year in Review Panel event in early/mid February. Other than that, our event calendar is open.

Were you thinking of promoting these housing panels as a series (with common branding, and perhaps the same moderator), or as a collection of stand alone events?

If it is meant to be a cohesive series, we could think about scheduling them weekly, or every two weeks (similar to SFU Public Square's Pandemonium series, of the Canadian Urban Institute Talk Canada events), this would allow for a common promotional campaign).

If they are intended to be stand alone events, then I would suggest holding one a month to allow time for individual promotional campaign.

Would it be helpful to hold a meeting next week to discuss this further?

Yuri Artibise, Executive Director

Vancouver City Planning Commission

453 West 12th Avenue

Vancouver, BC V5Y 1V4

tel 604.873.7477

cell **s.15(1)(l)**

email vcpc@vancouver.ca

twitter [@VCPCbc](#)

<http://www.vancouverplanning.ca/>

<http://vancouver.ca/your-government/vancouver-city-planning-commission.aspx>

The Vancouver City Planning Commission acknowledges we are on the unceded territories of the xʷməθkʷəʔám (Musqueam), Skwxwú7mesh (Squamish), and Salilwatał (Tsleil-Waututh) Nations. We thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

From: Albert H.

Sent: Tuesday, December 29, 2020 9:01 PM

To: Artibise, Yuri ; Rob Grant ; Tamaki, Marnie

Cc: Yijin Wen

Subject: [EXT] Re: Housing Committee

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Yuri,

I know you're off the clock for a little while longer still, but just to keep you in the loop:

We'd like to organize a series of housing-oriented events intended to better inform and educate Vancouverites. We're thinking of a format where we might convene 2-3 subject matter experts on a panel - but would welcome any thoughts you had on this.

What does our event calendar look like from February onward? Would also like to respect other events that the commission has lined up so that they can all be properly promoted.

Thanks,

Albert

On Sun, 20 Dec 2020 at 20:44, Albert H. s.22(1) wrote:

Great. I've sent an invite out with the meeting link for tomorrow 5:30p.

Albert

On Sun, 20 Dec 2020 at 07:28, Rob Grant s.22(1) wrote:

5:30 works for me- Rob

Sent from my iPhone

On Dec 19, 2020, at 20:57, Yijin Wen s.22(1) wrote:

yes for me.

thanks!

Yijin

Sent from Yahoo Mail. [Get the app \[yho.com\]](#)

On Saturday, December 19, 2020, 08:53:10 p.m. PST, Albert H.

s.22(1) wrote:

Would 5:30p Monday work? If so, I'll send out a meeting link.

On Fri, 18 Dec 2020 at 16:34, Yijin Wen s.22(1) wrote:

ok for me too.

yijin

Sent from Yahoo Mail. [Get the app \[yho.com\]](#)

On Friday, December 18, 2020, 10:44:27 a.m. PST, Rob Grant

s.22(1) wrote:

Hi Albert,

Monday works for me. I'm open all day after 10AM. What time works for everyone?

Is there someone who can host a zoom meeting?

Rob

On Dec 17, 2020, at 10:17 PM, Albert H.

s.22(1) wrote:

Hi Rob and co.,

Could we meet for an hour on Monday to discuss some of your items below, and to zero in on a theme for an early spring event?

I volunteered to coordinate a call with our housing committee and the Renters Advisory Committee to jointly host the spring event, but I fear they might be lacking in capacity and responsiveness at this point and we may need to go it alone - at last for this event. I'll continue trying to reach them.

Thanks,

Albert

On Mon, 14 Dec 2020 at 14:59, Rob Grant s.22(1)

wrote:

Hi All,

After months of writing and throwing things out, I would like to propose a rough thematic outline of something we could work on in

the New Year on the issue of housing in Vancouver. Does any of the following make sense to you, and would you still be interested in being involved?

Rob

1. The VCPC produced the “City for All” before I was a member. I think it would be good to start with this document and how it relates to the issue of housing. Does “Housing for All” equate with “City for All”, and if not what role does housing play in realizing the goals in a “City for All”.

2. Case studies from other places:

Finland <https://www.theguardian.com/cities/2019/jun/03/its-a-miracle-helsinki-radical-solution-to-homelessness>
[theguardian.com]

Singapore <https://www.bloomberg.com/news/articles/2020-07-08/behind-the-design-of-singapore-s-low-cost-housing>
[bloomberg.com]

Vienna <https://thetyee.ca/Solutions/2018/06/06/Vienna-Housing-Affordability-Case-Cracked/> [thetyee.ca]

3. Private sector vs. public sector solutions Mortensen vs. Condon

<https://thetyee.ca/Analysis/2020/12/07/10-Million-Dollar-Disagreement-Tyee/> [thetyee.ca]

4. What is Vancouver doing wrong?

<https://www.theglobeandmail.com/opinion/article-if-canada-cant-address-its-homelessness-crisis-in-a-deadly-pandemic/>
[theglobeandmail.com]

Case studies of different developments in Vancouver:

-Starchitecture & Downtown Hi-Rises

-Megastructures – Plaza of Nations

-“Transit Oriented housing on Cambie- Oakridge et al

- RM-5B; CD-1 projects vs. clear bylaws

-Tied up with parking

5. The Missing Middle:

<https://thetyee.ca/Analysis/2020/12/14/Vancouver-Missing-Middle-Housing-Mystery/> [thetyee.ca]

<https://urbanarium.org/missing-middle-competition-completed>
[urbanarium.org]

6. What can we do?

Aspirational goals that lead somewhere; i.e. a Vancouver Plan that leads to concrete (preferably wood) solutions

Are there funding avenues that don't depend on private sector or senior levels of government?

Beyond funding: housing and community, housing and transportation, housing and social equity, housing and the environment

New typologies

From: [Artibise, Yuri](#)
To: ["Jennifer Bradshaw"; Lilian Chau](#)
Cc: [Albert H.](#); [Jens von Bergmann](#); [Nathan Lauster](#)
Subject: RE: [EXT] Re: [EXT] VCPC event
Date: Friday, July 2, 2021 10:38:44 AM

This is a great photo Jennifer!

Дякую (*Djákuju*) Thank-you,
Юрій (**Yuri**) Artibise (he/they)

From: Jennifer Bradshaw [s.22\(1\)](#)
Sent: Thursday, July 1, 2021 11:01 AM
To: Lilian Chau <lilian@brightsidehomes.ca>
Cc: Albert H. [s.22\(1\)](#); Jens von Bergmann <jens@mountainmath.ca>; Artibise, Yuri <Yuri.Artibise@vancouver.ca>; Nathan Lauster <nathan.lauster@ubc.ca>
Subject: [EXT] Re: [EXT] VCPC event

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

It was great to chat with everyone! Thank you for the questions outline!

My bio, please feel free to edit:

Jennifer Maiko Bradshaw is a data analyst and director of Abundant Housing Vancouver. She became a housing activist when she saw the massive opposition to desperately needed Temporary Modular Housing across Metro Vancouver and resolved to help organize support for future projects. She was born in Kawasaki and misses the eclectic, dense, and vibrant cities of Japan, all connected by excellent train and bus networks and with a tiny fraction of the homelessness of North American cities. She strongly believes in land back, that housing policy is climate policy, and in just, equitable, inclusive cities.

Does the photo have to be “professional” looking? I don’t know if I have any. Does this work? (that’s my fav yimby/I support harm reduction shirt)



Sent from my iPhone

On Jul 1, 2021, at 10:14 AM, Lilian Chau <lilian@brightsidehomes.ca> wrote:

Hi all,

It was great to chat with you all the other day. As discussed, here are the panel questions for your review and comments:

1. Are we building enough housing in the City of Vancouver?
 - Panelists prepare statements and slides (6-7 min)

- Nat first, Jennifer, Jens
2. What would it take to build more non-market housing in the City?
 - Jennifer first, Jens, Nat
 3. What would it take to build more market housing in the City?
 - Jens first, Nat, Jennifer
 4. Why do you think there is opposition to building more housing in the City?
 - Jennifer first , Nat, Jens
 5. What is your ideal housing vision for the City of Vancouver? And how would you get there?
 - Nat first, Jens, Jennifer
 6. Additional prompting questions:
 - Should we abolish single family zoning?
 - City is currently consulting on housing policies. What specific policies or policy changes would you like to see to encourage the building of more housing in the coming years?
 - What roles does governments play in providing affordable housing?
 - What are the main indicators that we need more housing in the City that decision-makers (Councillors and City staff) need to pay attention to?
 - Will providing more housing create a more equitable City?
 - Depending on timing, I may ask some follow-up questions based on your answers

I will also start with 2-3 sentences to intro each panelists, and intro the panel discussions with references to Expert Panel on Housing Supply and Affordability, Metro Vancouver housing targets and City's work to gather more data on housing.

I look forward to a lively discussion next week!

Cheers,
Lilian

Lilian Chau, RPP, MCIP

Director, Community Real Estate

(Pronouns: she/her)

[<image001.png>](#)

[\[..\]](#)

Brightside Community Homes Foundation

#300-905 [\[maps.google.com\]](#) West Pender Street

Vancouver, BC, V6C 1L6 [\[maps.google.com\]](#)

C: (604) 220-7565 | F: (604) 684-3677

[brightsidehomes.ca](#) [\[brightsidehomes.ca\]](#)

Brightside Community Homes Foundation acknowledges that we are privileged to provide affordable homes to over one thousand people on the unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.

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From: Albert H. s.22(1)
Sent: June 30, 2021 10:58 AM
To: Jennifer Bradshaw s.22(1)
Cc: Jens von Bergmann <jens@mountainmath.ca>; Lilian Chau <lilian@brightsidehomes.ca>; Artibise, Yuri <Yuri.Artibise@vancouver.ca>; Nathan Lauster <nathan.lauster@ubc.ca>
Subject: Re: [EXT] VCPC event

Hi Jennifer, Nate,

Just a friendly note to send a photo and one minute bio that you're okay with us using on the event website and for Lilian to refer to as part of the intro.

Thanks,
Albert

On Tue, 29 Jun 2021 at 15:27, Albert H. s.22(1) wrote:

Hi all,

Just a reminder that I'd like to check in with everyone at 5:00p this afternoon via Zoom:

s.15(1)(l)

Would just like to get everyone acquainted and make sure everyone has an understand of the program for the evening-of.

Thanks,
Albert

On Sun, 20 Jun 2021 at 21:40, Albert H. s.22(1) wrote:

Thank you, all.

Jill: I've sent out invites for June 29 and July 6. Would be great if Marika could join and will it to your discretion to forward along the invites and loop her in to this email thread?

Thanks,
Albert

On Thu, 17 Jun 2021 at 13:58, Jill Atkey <jill@bcnpha.ca> wrote:

Hi all,

Unfortunately I can't make July 6 work, but I'm sure either Brian Clifford or Marika Albert from BCNPHA would be happy to.

Let me know if you'd like me to arrange it.

Jill Atkey

s.22(1)

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

From: Jens von Bergmann <jens@mountainmath.ca>

Sent: Thursday, June 17, 2021 1:47 PM

To: Lilian Chau <lilian@brightsidehomes.ca>

Cc: Albert H. s.22(1) Artibise, Yuri
<Yuri.Artibise@vancouver.ca>; Jill Atkey <jill@bcnpha.ca>; Nathan Lauster
<nathan.lauster@ubc.ca>

Subject: Re: [EXT] VCPC event

[EXTERNAL EMAIL]

As a preventative measure against COVID19 transmission, BCNPHA employees are working remotely until further notice.

From: [Albert H.](#)
To: [Tamaki, Marnie](#); [Artibise, Yuri](#); [Yijin Wen](#); s.22(1)
Subject: [EXT] Fwd: VCPC - Housing Event Meeting
Date: Monday, June 7, 2021 4:11:34 PM
Attachments: [image002.png](#)

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

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

From: Albert Huang <albert@terrahousing.ca>
Date: Thu, 4 Feb 2021 at 17:00
Subject: RE: VCPC - Housing Event Meeting
To: Tamaki, Marnie <Marnie.Tamaki@wsp.com>, Rob Grant s.22(1), Yijin Wen s.22(1), Albert H. s.22(1)

Hi Marnie,

I do have an update. If we're available Monday at 5:00p, I'd like to review and discuss with all of us.

I have soft commitments from the following for the first half of March:

- Jill Atkey at BC Non-Profit Housing Association
- Tom Davidoff from UBC Centre for Urban Economics
- Nathanael Lauster from UBC Sociology and the Metro Vancouver Zoning research project
- Michael Mortensen, Livable City Planning - planning and development consultant with CMHC and City of Vancouver

If we think we want a staff presence, Karis Hiebert or Lil Ronalds that are part of the City's Vancovuer Plan team might also be available.

Also interested are Daniella Fergusson (former VCPC commissioner and planner experience with housing needs assessments), Limin Fang (urban planning and policy expert, UBC urban economics faculty, Jens von Bergmann (data analysis and visualization consultant). They could be panelists for the 2nd or 3rd in this series.

I'd like to keep these panels small and intimate to allow each person to really get into the

questions which I'm proposing as:

- What should we consider when setting housing and employment targets and goals?
- What is the value in developing targets?
- How do we create metrics and adopt existing metrics to measure success and failure towards those goals?
- What is the City of Vancouver's role when considering its role within the whole region as it relates to social/cultural services, population growth, and employment? And knock-on environmental impacts?

My starting point is to give each session its own focus. Full well knowing we will want follow-up sessions focused on other areas of housing dynamics.

Albert Huang

Terra Housing

1848 Commercial Drive, Vancouver, B.C., V5N 4A5

E: albert@terrahousing.ca O: 604-639-0738

www.terrahousing.ca [cp.mcafee.com]

During the COVID-19 pandemic, Terra will be participating in meetings via remote conferencing methods. Currently, our office remains open for necessary deliveries but most staff are working from home. We are working hard to be as productive as possible during this period. Thank you for your understanding and cooperation.

From: Tamaki, Marnie <Marnie.Tamaki@wsp.com>

Sent: February 4, 2021 10:35 AM

To: Albert Huang <albert@terrahousing.ca>; Rob Grant **s.22(1)**; Yijin Wen **s.22(1)**

Subject: VCPC - Housing Event Meeting

Hi Albert,

I hope this finds you well.

Just wondering if there is a meeting scheduled for next week?

Not pushing just trying to get next week in order – lots of office webinars in the works.

Thanks,

Marnie

Marnie Tamaki, Architect AIBC

Project Manager



s.15(1)(l)

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-LAEmHhHzdJzBITWfa4Hgs7pbKl

From: [Albert H.](#)
To: [Yijin Wen](#); [Tamaki, Marnie](#); [Marnie Tamaki](#); [s.22\(1\)](#); [s.22\(1\)](#); [Artibise, Yuri](#)
Subject: [EXT] Fwd: [EXT] Re: VCPC event
Date: Wednesday, June 16, 2021 4:12:50 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Housing Committee team - see note below I sent out to panelists for our late-June-now-early-July event.

Thanks,
Albert

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

From: **Albert H.** [s.22\(1\)](#)
Date: Wed, 16 Jun 2021 at 15:38
Subject: Re: [EXT] Re: VCPC event
To: Artibise, Yuri <Yuri.Artibise@vancouver.ca>, Lilian Chau <lilian@brightsidehomes.ca>
Cc: Jill Atkey <jill@bcnpha.ca>, Jens von Bergmann <jens@mountainmath.ca>, Nathan Lauster <nathan.lauster@ubc.ca>

Hi all,

Couple updates:

- 1) My apologies, I have a work conflict that just came up for our original Mon, June 28 date! I'm asking if we could move to **Tues, July 6 5:30p**? Will this be alright?
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- 3) Can you send Yuri and I a short blurb and headshot for event promotion?
- 4) And if we're all still on-board, here's our proposed blurb for promoting our talk:

Is Vancouver building enough housing?

Come hear from and chat with an expert panel of affordable and social housing developers, researchers, and data analysts as we dig into the question. Has Vancouver been building enough housing? Has it ever?

And if not, how do we know this? Join the Vancouver City Planning Commission in exploring these big questions in a first of a series of informative events. Our panel will consist of [Jill, Nathanel, Jens, Lilian short profiles]

Thanks,

Albert

On Mon, 31 May 2021 at 23:04, Albert H. [s.22\(1\)](#) wrote:

Great. I'm going to suggest Mon, June 28th at 5:30p then.

Just confirming availability from our would-be moderator and I was going to suggest a pre-event meeting at some point (20 mins?).

Yuri, could you send me, Marnie, and Yijin separately for any prep and logistical items to get the event launched?

Albert

On Fri, 28 May 2021 at 09:56, Artibise, Yuri <Yuri.Artibise@vancouver.ca> wrote:

Albert,

Earlier events tend to work better, as people are still in 'work mode' and haven't started the evening routines.

Yuri Artibise (he/him)

Executive Director,

Vancouver City Planning Commission

453 West 12th Avenue, Vancouver, BC V5Y 1V4

cell [s.15\(1\)\(l\)](#)

The Vancouver City Planning Commission acknowledges we are on the unceded territories of the xʷməθkʷəy̓əm (Musqueam [musqueam.bc.ca]), Skwxwú7mesh (Squamish [squamish.net]), and salilwatał (Tsleil-Waututh [twnation.ca]) Nations. We thank them for having cared for these lands and waters since time out of mind, and look forward to working with them in partnership as we continue to build this great city together.

[website \[vancouverplanning.ca\]](http://website.vancouverplanning.ca) [planning chronology \[chronology.vancouverplanning.ca\]](http://planning.chronology.chronology.vancouverplanning.ca) [twitter \[twitter.com\]](https://twitter.com) [facebook \[facebook.com\]](https://facebook.com) [linkedin \[linkedin.com\]](https://linkedin.com) [instagram \[instagram.com\]](https://instagram.com)

From: Albert H. s.22(1)
Sent: Friday, May 28, 2021 7:27 AM
To: Jill Atkey <jill@bcnpha.ca>
Cc: Artibise, Yuri <Yuri.Artibise@vancouver.ca>; Jens von Bergmann <jens@mountainmath.ca>; Nathan Lauster <nathan.lauster@ubc.ca>
Subject: [EXT] Re: VCPC event

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Thanks, Jill.

I hear from and discuss with Terra non-profit project partners on the length of their own housing waitlists and BC Housing's registry, and hoping you might be comfortable touching on that as part of the session?

I'm going to call it an evening panel session but would like to hear what everyone's availability is.

Yuri: I've been meaning to ask you for feedback on where you've seen start times work best? 5:30? 6:30?

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On Fri, May 28, 2021 at 06:59 Jill Atkey <jill@bcnpha.ca> wrote:

I've got pretty good availability both those weeks. Would this be a daytime or evening session?

Looking forward to it! Jill

Jill Atkey

s.22(1)

From: Albert H. s.22(1)

Sent: Thursday, May 27, 2021 6:12 PM

To: Jill Atkey <jill@bcnpha.ca>; Jens von Bergmann <jens@mountainmath.ca>; Nathan Lauster <nathan.lauster@ubc.ca>; Artibise, Yuri <Yuri.Artibise@vancouver.ca>

Subject: VCPC event

[EXTERNAL EMAIL]

Hi all,

I'm looking at the week of June 21st or June 28th. Do we have any availability on either week to hold the housing and population session with the Vancouver City Planning Commission?

Thanks,

Albert

s.22(1)

As a preventative measure against COVID19 transmission, BCNPHA employees are working remotely until further notice.

From: [Lauster, Nathanael](#)
To: [Jens von Bergmann](#); [Albert H.](#)
Cc: [Jill Atkey](#); [Artibise, Yuri](#)
Subject: [EXT] RE: VCPC event
Date: Friday, May 28, 2021 9:24:42 AM

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They look fine to me so far too. Happy to join in.

cheers,
-Nathan

Nathanael Lauster, PhD
Associate Professor, Sociology
University of British Columbia | Vancouver | Musqueam Traditional Territory

Author, The Death and Life of the Single-Family House

From: Jens von Bergmann [jens@mountainmath.ca]
Sent: Friday, May 28, 2021 8:24 AM
To: Albert H.
Cc: Jill Atkey; Artibise, Yuri; Lauster, Nathanael
Subject: Re: VCPC event

Those weeks look pretty good for me in the sense that I don't have any fixed summer plans yet. [s.22\(1\)](#)
[s.22\(1\)](#) but chances are they won't collide.

—jens

On May 28, 2021, at 7:26 AM, Albert H. [s.22\(1\)](#) wrote:

Thanks, Jill.

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From: [Jill Atkey](#)
To: [Albert H.](#); [Jens von Bergmann](#); [Nathan Lauster](#); [Artibise, Yuri](#)
Subject: [EXT] RE: VCPC event
Date: Friday, May 28, 2021 6:59:35 AM

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From: [Lilian Chau](#)
To: [Albert H.](#)
Cc: [Artibise, Yuri](#)
Subject: [EXT] RE: [EXT] Re: VCPC event
Date: Sunday, June 27, 2021 9:15:16 PM
Attachments: [image001.png](#)

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Sorry Albert! Here you go:

Lilian is passionate about affordable housing and creating more equitable, inclusive and healthy communities. She is the Director of Community Real Estate at Brightside Community Homes Foundation, leading the strategic development of affordable rental housing for seniors, families and people with disabilities in Metro Vancouver. She is grateful and privileged to be doing this work and living with her family on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.

Lilian is a Registered Professional Planner with almost 20 years of experience in urban planning, public engagement, and innovative social purpose real estate developments. Prior to joining Brightside, she managed Vancity Credit Union's affordable housing program, supporting the community housing sector to find ways to fund, finance and develop affordable housing and social purpose real estate.

She is currently a Board Director for the Hiyám ta Skwxwú7mesh Housing Society with the Squamish Nation and an Adjunct Professor with the School of Community and Regional Planning at UBC. Lilian has a B.A. in Cultural Anthropology, and a M.A. from the School of Community and Regional Planning, both from UBC.

Cheers!
Lilian

Lilian Chau, RPP, MCIP
Director, Community Real Estate
(Pronouns: she/her)



Brightside Community Homes Foundation
#300-905 [\[maps.google.com\]](#) West Pender Street
Vancouver, BC, V6C 1L6 [\[maps.google.com\]](#)
C: (604) 220-7565 | F: (604) 684-3677
[brightsidehomes.ca](#) [\[brightsidehomes.ca\]](#)

Brightside Community Homes Foundation acknowledges that we are privileged to provide affordable homes to over one thousand people on the unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.

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From: Albert H. s.22(1)
Sent: June 27, 2021 5:06 PM
To: Lilian Chau <lilian@brightsidehomes.ca>
Subject: Re: [EXT] Re: VCPC event

Hi Lilian,

Is there a photo and short bio you could share with Yuri and I for the event?

Thanks,
Albert

On Thu, 17 Jun 2021 at 10:33, Lilian Chau <lilian@brightsidehomes.ca> wrote:

Hi Albert,

I'm available for Tuesday, July 6 at 5:30 pm for the event.
Also available June 29 at 5 pm for a check-in.

Thanks!
Lilian

From: Albert H. s.22(1)
Sent: June 16, 2021 3:38 PM
To: Artibise, Yuri <Yuri.Artibise@vancouver.ca>; Lilian Chau <lilian@brightsidehomes.ca>
Cc: Jill Atkey <jill@bcnpha.ca>; Jens von Bergmann <jens@mountainmath.ca>; Nathan Lauster <nathan.lauster@ubc.ca>
Subject: Re: [EXT] Re: VCPC event

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cell s.15(1)(l)

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To: Jill Atkey <jill@bcnpha.ca>; Jens von Bergmann <jens@mountainmath.ca>; Nathan Lauster <nathan.lauster@ubc.ca>; Artibise, Yuri <Yuri.Artibise@vancouver.ca>
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From: [Lauster, Nathanael](#)
To: [Albert H.](#); [Jennifer Bradshaw](#)
Cc: [Jens von Bergmann](#); [Lilian Chau](#); [Artibise, Yuri](#)
Subject: [EXT] RE: [EXT] VCPC event
Date: Thursday, July 1, 2021 12:32:07 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi All,

Pleasure to chat with you all on Tuesday! Please find a headshot attached.

Here's a short bio:

Nathanael Lauster is a UBC sociology professor and sometime demographer who primarily studies housing, home, households, and cities. He is the award-winning author of *The Death and Life of the Single Family House: Lessons from Vancouver on Building a Livable City* and Principle Investigator (with Jens von Bergmann) of the CMHC-funded Metro Vancouver Zoning Project. Nathan also runs the blog *Home: Free Sociology*

Let me know if you need anything else! Looking forward to it.

cheers,

-Nathan

Nathanael Lauster, PhD

Associate Professor, Sociology

University of British Columbia | Vancouver | Musqueam Traditional Territory

Author, *The Death and Life of the Single-Family House*

From: Albert H. [s.22\(1\)](#)
Sent: Wednesday, June 30, 2021 10:57 AM
To: Jennifer Bradshaw
Cc: Jens von Bergmann; Lilian Chau; Artibise, Yuri; Lauster, Nathanael
Subject: Re: [EXT] VCPC event

[CAUTION: Non-UBC Email]

Hi Jennifer, Nate,

Just a friendly note to send a photo and one minute bio that you're okay with us using on the event website and for Lilian to refer to as part of the intro.

Thanks,

Albert

On Tue, 29 Jun 2021 at 15:27, Albert H. [s.22\(1\)](#) wrote:
Hi all,

Just a reminder that I'd like to check in with everyone at 5:00p this afternoon via Zoom:

[s.15\(1\)\(l\)](#)

s.15(1)(l)

Would just like to get everyone acquainted and make sure everyone has an understand of the program for the evening-of.

Thanks,
Albert

On Sun, 20 Jun 2021 at 21:40, Albert H. s.22(1) wrote:
Thank you, all.

Jill: I've sent out invites for June 29 and July 6. Would be great if Marika could join and will it to your discretion to forward along the invites and loop her in to this email thread?

Thanks,
Albert

On Thu, 17 Jun 2021 at 13:58, Jill Atkey <jill@bcnpha.ca<<mailto:jill@bcnpha.ca>>> wrote:
Hi all,
Unfortunately I can't make July 6 work, but I'm sure either Brian Clifford or Marika Albert from BCNPHA would be happy to.

Let me know if you'd like me to arrange it.

Jill Atkey
s.22(1)

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

From: Jens von Bergmann <jens@mountainmath.ca<<mailto:jens@mountainmath.ca>>>
Sent: Thursday, June 17, 2021 1:47 PM
To: Lilian Chau <lilian@brightsidehomes.ca<<mailto:lilian@brightsidehomes.ca>>>
Cc: Albert H. s.22(1) Artibise, Yuri
<Yuri.Artibise@vancouver.ca<<mailto:Yuri.Artibise@vancouver.ca>>>; Jill Atkey
<jill@bcnpha.ca<<mailto:jill@bcnpha.ca>>>; Nathan Lauster
<nathan.lauster@ubc.ca<<mailto:nathan.lauster@ubc.ca>>>
Subject: Re: [EXT] VCPC event

[EXTERNAL EMAIL]

As a preventative measure against COVID19 transmission, BCNPHA employees are working remotely until further notice.

From: [Ruby Langan](#)
To: [Albert H.](#)
Cc: [Artibise, Yuri](#); [Marnie Tamaki](#); [Yijin Wen](#)
Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: VCPC event
Date: Wednesday, June 2, 2021 8:13:39 PM

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Albert,
Thank you. I've added my availability to the app.
Ruby

On Wed, Jun 2, 2021 at 5:54 PM Albert H. [s.22\(1\)](#) wrote:

Hi Ruby,

Our little committee is in the middle of preparing for the June 28 panel event and mentioned during this afternoon's meeting.

See Yuri's email here where we're just sorting out our availability to meet and prepare for the event: See Yuri's scheduling link below:

Albert, Marnie and Yijin,

Thank-you Albert for pull together the panel! For next steps, it would be helpful if the three of us could have a discussion around logistics, preparation, and promotion.

Albert would you be prepared to give a 1 minute overview of the event at tomorrow's VCPC meeting?

What is everybody's availability like this week and next? It shouldn't take more than 30 minutes. I have created a LettuceMeet poll to coordinate availability. You simply drag you cursor over the times you are available: [s.15\(1\)\(l\)](#)

Thanks,
Albert

On Wed, 2 Jun 2021 at 12:46, Artibise, Yuri <Yuri.Artibise@vancouver.ca> wrote:

Hanks Albert.

Lillian would make a great moderator. Please invite her, If she is available it would be great to get her preferences and perspectives on then event format and preparation.

From: Albert H. s.22(1)
Sent: Tuesday, June 1, 2021 10:25 PM
To: Yijin Wen s.22(1)
Cc: Marnie Tamaki <marnie.tamaki@wsp.com>; Artibise, Yuri <Yuri.Artibise@vancouver.ca>
Subject: [EXT] Re: [EXT] Re: [EXT] Re: VCPC event

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Thanks, Yuri. I will give a 45 second overview of the direction the Housing Committee set for this event at tomorrow afternoon's meeting.

I've punched my availability for the next few days in as well - handy tool. Probably better than DOoodle.

I hadn't yet discussed this with Marnie and Yijin, but I had a soft discussion with Lilian Chau from Brightside Homes to moderate the panel.

If there's no objections, I'd like to ask her to moderate the panel discussion.

Do we think she should join the 30 minute call with the 3 of us?

Albert

On Tue, 1 Jun 2021 at 10:55, Yijin Wen s.22(1) wrote:

Thanks Yuri.

I am pretty booked for tomorrow, for Thur. I am available after 11, and Friday before 2pm or after 5pm.

Next week I am good for Mon, Thur and Fri.

Thanks!

Yijin

Sent from Yahoo Mail. [Get the app \[yho.com\]](#)

On Tuesday, June 1, 2021, 10:49:57 a.m. PDT, Artibise, Yuri <yuri.artibise@vancouver.ca> wrote:

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Cc: Jill Atkey <jill@bcnpha.ca>; Jens von Bergmann <jens@mountainmath.ca>; Nathan Lauster <nathan.lauster@ubc.ca>

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To: ["Vancouver City Planning Commission"](mailto:VancouverCity.PlanningCommission@vancouver.ca) <VancouverCity.PlanningCommission@vancouver.ca>
Date: 7/5/2021 12:36:54 PM
Subject: FW: EVENT: Is Vancouver Building Enough Housing? July 6, 5:30pm

Commissioners, Liaisons, and Planning Millstones Committee members,

As you may have heard, the VBCPC is holding an event TOMORROW (July 6) evening from 5:30-7:00pm on the topic of housing in Vancouver. It looks to be a popular event. Despite only being promoted since Friday, we are currently at 90 RSVPs and counting. Please see the details below to register if you would like to attend.

ALSO, as mentioned at last week's VCPC meeting, we would like a couple of volunteers to help behind the scenes on Zoom to help with the chat and Q&A. If you are interested and available from 5:15-7:00 tomorrow evening, please let me know.

Yuri (Юрий) Artibise (he/they)

Executive Director

Vancouver City Planning Commission

453 West 12th Avenue, Vancouver, BC V5Y 1V4

cell **s.15(1)(l)**

The Vancouver City Planning Commission acknowledges we are on the unceded territories of the xʷməθm̓č̓əm (Musqueam), Skwx̱w̱ú7mesh (Squamish), and səliłwətaʔ (Tsleil-Waututh) Nations. We thank them for having cared for these lands and waters since time out of mind, and look forward to working with them in partnership as we strive to create a city for all.

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Is Vancouver Building Enough Housing?

... and how will we know?

Tuesday, July 6, 2021 | 5:30-7:00pm

Zoom

[RSVP on Eventbrite](#)

In 2018, the [Vancouver City Planning Commission](#) (VCPC) brought together a collaborative Summit on a "City For All" where we engaged more than 225 participants including other City Advisory Committees, community groups, and various organizations both public, private, academic, and non-profit. One important theme and principle that emerged from the Summit was the goal of delivering "[Housing for All](#)" in Vancouver.

Vancouver has been struggling with housing insecurity for generations, and continues to grapple with the challenge even today. Join the VCPC on July 6th for a provocative discussion around these questions:

- Is there a role for housing targets?
- How do we know whether we're making any progress?
- How can non-profit and/or market housing approaches improve Vancouver's housing affordability outcomes?

Take this opportunity to hear from our expert panel of housing developers/operators, advocates, researchers, and data analysts in exploring this big question. Expect to have come away with a better understanding of what you need to demand of your current and future city councillors!

Panel

Jens von Bergmann is the president of MountainMath, a Vancouver based data analytics and visualization company. Jens takes a data-driven approach to Vancouver housing and demographics questions, and has worked on projects like CensusMapper and the Metro Vancouver Zoning Project that make demographic, housing and planning data accessible to broader audiences. On his blog Jens regularly addresses questions of public interest through data.

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Nathanael Lauster is a UBC sociology professor and sometime demographer who primarily studies housing, home, households, and cities. He is the award-winning author of *The Death and Life of the Single Family House: Lessons from Vancouver on Building a Livable City* and Principle Investigator (with Jens von Bergmann) of the CMHC-funded Metro Vancouver Zoning Project. Nathan also runs the blog *Home: Free Sociology*.

Moderator

Lilian Chau is passionate about affordable housing and creating more equitable, inclusive and healthy communities. She is the Director of Community Real Estate at Brightside Community Homes Foundation, leading the strategic development of affordable rental housing for seniors, families and people with disabilities in Metro Vancouver. She is grateful and privileged to be doing this work and living with her family on the unceded traditional territories of the x̱m̱ dō̱ṟ m̱ (Musqueam), Mḵwú 7mesh (Squamish), and s̱lilw̱ ta̱ (Tsleil-Waututh) Nations.

Lilian is a Registered Professional Planner with almost 20 years of experience in urban planning, public engagement, and innovative social purpose real estate developments. Prior to joining Brightside, she managed Vancity Credit Union's affordable housing

program, supporting the community housing sector to find ways to fund, finance and develop affordable housing and social purpose real estate.

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The Vancouver City Planning Commission acknowledges we conduct our work on the unceded territories of the x m k y m (Musqueam), S wxwú 7mesh (Squamish), and Selílwitulh (Tseil-Waututh) Nations. We thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

From: "Civic Agencies & Committees Information" <civicagenciesinfo@vancouver.ca>
To:
CC: "Artibise, Yuri" <Yuri.Artibise@vancouver.ca>
Date: 7/2/2021 12:58:39 PM
Subject: INVITATION: "Is Vancouver Building Enough Housing?" July 6, 2021 5:30pm

Dear Advisory Committee members,

You are invited to join the Vancouver City Planning Commission at this upcoming event.

If you would like to attend this event, please be sure to register here: <https://vcpc-housing.eventbrite.ca/?aff=advisory>

Please also share with your colleagues, friends, and neighbours!



EVENT: Is Vancouver Building Enough Housing?

Tuesday, July 6, 2021 5:30-7:00pm

FREE

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Join the VCPC in exploring this questions for the Vancouver region and City which has been struggling with housing insecurity for generations, and continues to grapple with the challenge even today.

- Is there a role for housing targets?
- How do we know whether we're making any progress?
- How can non-profit and/or market housing approaches improve Vancouver's housing

- affordability outcomes?

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Is Vancouver Building Enough Housing, by Vancouver Planning Commission - July 6 2021 Event

<https://www.eventbrite.ca/e/is-vancouver-building-enough-housing-tickets-162073230395?aff=lyris>

Introduction by Albert Huang and Moderator by Lilian Chau - <http://vancouverplanning.ca/>

- The main question discussed: Is Vancouver building enough housing ? – broad question, and relates to all forms / tenures, and looking at it from a data perspective.

Jens von Bergmann - <https://mountainmath.ca/>

https://mountainmath.ca/vcpc_2021?broadcast=a91f0aba-67bd-4e9f-b4cd-34f9622dccc3#1

- Housing supply – market vs non market have different ways of allocating it (price / money or wait lists)
- Key market signals document the situation – high prices and developers trying to maximize density, demonstrates the housing scarcity.
- Consistent population growth in the region, strong employment, link to economy – housing prices high because either people can pay for it or there's not enough new supply.
- Where have we added population in the region over the last few decades – lots in the eastern part of the region like Surrey, whereas loss in North Shore of population (especially for working age populations).
- And impacts on commute / transportation flow patterns and modes.
- Why do we have cities in the first place – proximity of people, jobs, amenities together create synergies, thus want to make that as efficient as possible but without need for private vehicles.
- Key barriers to more housing supply – existing low density zoning.
- What kind of housing do we need – all kinds, it's a system.
- *"If we believe that cheap housing matters and expensive housing doesn't, and we act on that belief, our primary accomplishment will be to make our cheap housing expensive."*

Jennifer Maiko Bradshaw - <https://www.abundanthousingvancouver.com/>

s.15(1)(l)

- Most land is mostly low density, and most development is redevelopment of single detached lots with new house. This new housing supply is single detached and not affordable to most.
- Not all new condos are luxury, despite the perceptions.
- Vancouver DCLs are supposedly 'highly regressive' and un-equitable because the rates are lower for single detached development as compared to high density development.
- This 'hurts the poor while helps the rich'.
- People in larger houses generate more GHG etc emissions (and drive more cars), yet it's renters in apartments who suffer the most from pollution because they live along arterial roads.
- Apartments tenants are lower income renters that are human shields ('pollution buffers') between arterial pollution and low density wealthy residential owner areas.
- Should not have most of the land devoted for low wealthy density development. Need new more non market housing, etc.
- Have more apartments throughout city -- by transit, but not on busy streets.

Nathanael Lauster - <https://sociology.ubc.ca/profile/nathanael-lauster/>
https://homefreesociology.files.wordpress.com/2021/07/vcpc_panel.pdf
<http://spacing.ca/vancouver/2018/02/19/death-life-single-family-house/>

- First question: building enough housing for what exactly?
- By most measures, not building enough:
 - NO -- To meet human rights obligations: To keep down rents & prices: To support economy 8: job growth: To meaningfully reduce per capita GHG: To support & grow a vibrant urbanism.
 - YES -- To prevent neighbourhood change: To retain (settler-colonial) character: To enable drivers to easily park anywhere: To maximize landlord (& neighbour) choosiness: To insure financial investment return.
- To have an inclusive city, need enough housing for everyone, including people who aren't here yet.
- Think of housing system as 'musical chairs' – if there are more players than chairs, some don't get a home. Need to have more chairs, all type of new supply is generally better. Although also need non market housing.
- The data supports the theory that if more housing supply, will reduce prices and rents. The more rental options (and higher vacancy rates), the lower the rents.
- More people in CORE housing need than affordable / social housing supply by government programs.
- Concern that housing units are vacant / empty is very limited – only about 1% based on latest data.
- But is there enough supply to allow people 'the freedom to move' – optional moves.
- What is preventing adding more chairs / housing – low density zoning limit supply. And not spending more on social housing.
- Conclusion points about chairs / housing supply:
 - All net additional chairs help us become a more inclusive city
 - We can and should fit a lot more chairs
 - Fancy chairs can help, but diversity is good.
 - Beware mandating massage chairs outlawing milking stools if it limits chairs overall
 - Adding reserved chairs works best alongside adding more market chairs to build inclusion

Discussion / Questions, mostly about how to get more housing supply:

- For non market housing – need to find free land, government financing.
- Raise property taxes on market housing owners, use that revenue to build non market housing.
- More market housing – New Zealand example, both limiting and empowering cities to plan for growth. State government takes away right of city to have parking minimums, and in urban locations eliminate building height maximums that are too low.
- For more market housing to be built, local governments simply need to allow it to be built (by definition, it is in demand and financially viable if developers are wanting to build it). Should allow higher density outright, with predictable and easier approval process.
- Threat of the provincial / state taking away zoning powers from the municipal governments.
- Zoning bylaws discourage mixture of housing types. And reinforce discrimination of putting apartments on arterial roads and wealthy people in single detached areas. Chinatown (high density, poor, Chinese) and Shaughnessy (low density, wealthy, White) are cited examples of this form of racism in the City.
- People view success in life through the form of housing they live in – the dream here (North America) is to live in a single family house, unlike in Germany. Thus a discussion about redevelopment / densification is about a lot more than just housing development.

- Yet general public (by polls) is in support of more housing supply and densification (broadly), but municipal processes reinforce opinions of small minority (neighbours) strongly opposed to new development.
- Need a better representation of voices by diverse population in the planning process.
- Stop privileging voices of the owner elites.
- The city system does not enable new housing development, despite market demand and attempt to increase supply. Delays in approvals inappropriately disconnect demand and supply.
- Discussion about recent expert panel report about housing supply.
<https://engage.gov.bc.ca/housingaffordability/>

Closing suggestions by panellists:

- Some suggest giving land back to first nations, and then letting them develop any way they want.
- Would like to see apartment vacancy rate high like in Tokyo at 10%.
- No homelessness.
- Inclusive city idea – enough chairs for everyone, plus reserve chairs for people who can't be served by the market.
- Want a diversity city with lots of different types of people and places and idea.
- Have a more regional view of the matter.

About the Event

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BIOGRAPHIES

Moderator



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Panelists



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The event is presented by



With the financial support of



s.22(1) 05:51 PM

Does this data take into account that the "maxing out" mentioned is also to make sure that the developer/building owner is able to make the most possible profit and has nothing to do with housing need? Say if the housing market is also being used as an investment market

s.22(1) 05:51 PM

If the City has failed to give us the data on how much housing is needed, how can we plan anything?

s.22(1) 05:56 PM

One question for the panel: In your opinions, does our current land zoning system broadly help or hinder us in building housing and communities that we need?

s.22(1) 06:00 PM

the history of zoning against apartments is tied to racist and anti-poor practises.

would love your comments.

s.22(1) 06:01 PM

We have given over the construction of the majority of our real estate assets to the private sector. What innovations and benefits do they bring in exchange for the ability to generate profits, and what do they fail to do for us in their money-focused approaches?

s.22(1) 06:03 PM

Since the re-zoning process includes getting community input. How do we ensure that input from the social-political majority doesn't outweigh input from other members of the community, especially if rezoning could lead to forced relocations

Anonymous Attendee 06:04 PM

What types of climate resiliency strategies should we be incorporating into our housing strategies?

Anonymous Attendee 06:05 PM

How do we secure legislation to support the initiatives?

s.22(1) 06:05 PM

Our communities need a good mix (of uses, activities, spaces, tenures, etc.) to be successful, and yet the standard discussions around housing only talk about housing. What else do we need in our communities to make them successful places to live, and how do we ensure that these resources are distributed equitably?

s.22(1) 06:06 PM

How do we balance the move towards densification of housing with the lack of available greenspaces, especially in regards to climate change and the need for shaded areas?

s.22(1) 06:08 PM

Also when looking at the cost of renting and the amount of housing, are the number of empty units that are being kept off of the market by landlords in efforts to either evict large portions of their building or manipulate the costs of renting within the city?

Anonymous Attendee 06:09 PM

Why do we have public hearings for affordable housing when we know the families that are already housed will vote against it.? (NIMBYism)

s.22(1) 06:09 PM

Re Jens' comment about access to for-profit housing being determined by resources, and non-profit housing being determined by wait-list: isn't ones personal wealth a wait list of a sort as well, just a more inequitable one?

Anonymous Attendee 06:10 PM

Are they not moving to take opportunity of their tax free capital gains?

Anonymous Attendee 06:11 PM

Polls are easy. Why are we not gathering the data?

Anonymous Attendee 06:12 PM

How to ensure that local or international real estate developers are building apartments that are strong, sustainable, and sound proofed to reduce and absorb noise pollution? We are noticing that developers, year by year, are using cheaper material and people end up buying or renting units that are getting closer to the quality cartoon boxes.

s.22(1) 06:12 PM

How much of that market housing goes to investors? Of that how much sits empty?

s.22(1) 06:13 PM

Looking at the relationship between supply and pricing, how much does the rate of housing provision affect the potential lowering of housing prices?

s.22(1) 06:14 PM

In your model about the change in prices of housing relating to supply, does that also take into account the fact that the times that the prices went down and the supply went up were times economic crisis and were possibly not related to a creation of new stock?

Anonymous Attendee 06:14 PM

Where does livability come in?

Anonymous Attendee 06:16 PM

But is the data accurate. Is it self reporting of empty homes. How are they auditing?

Baldwin Hum 06:16 PM

Are the EHT/VHT just one way in which we are allowing the wealthy to continue the status quo in certain parts of our city? What are the limitations in regulating more directly the changes that we want to see in the city?

s.22(1) 06:17 PM

What percentage of condos in Van are empty? A opposed to single family homes...

Anonymous Attendee 06:17 PM

Why are municipalities so reluctant to raise property taxes?

Anonymous Attendee 06:18 PM

In addition to finding methods to ensure we are building enough and inclusive urban housing for everyone, are we thinking how to preserve, maintain, and promote the indigenous identity of the unceded territories of Squamish, Musqueam and Tsleil-Waututh nations?

s.22(1) 06:19 PM

Housing, like other kinds of infrastructure, is a regional issue. How can we get to a more regional approach to housing rather than fragmenting our approaches by individual municipalities?

s.22(1) 06:19 PM

Also I haven't noticed as much data focusing on the different sub-categories of housing, as it seems more and more the towers/purpose built rentals are not addressing the need for family-friendly rental/non-market housing instead of just towers of primarily 1 bedroom/bachelor apartments that do not allow for growth of families without needing to leave the community. Is this being tracked/or addressed as part of the planning?

s.22(1) 06:21 PM

How do they plan on building more accessible housing?

s.22(1) 06:21 PM

Thanks to Jennifer for mentioning a critical aspect of housing: finance. Similarly insurance can be another aspect of the provision and operation of housing that frequently is ignored. How can we reform the finance and insurance industries to ensure that we can build what we need rather than continuing to build what yields the highest returns?

s.22(1) 06:23 PM

1. What are your positions on mixed/live work housing in single-family-zoned neighbourhoods? And what do you think the impact would be on land/property values, etc.
2. Have you seen any interesting examples from elsewhere in North America where they have managed to density single family neighbourhoods / build "missing middle" despite community resistance?

s.22(1) 06:23 PM

publicly owned and operated housing for all non market housing...forget non profit housing providers! Housing as a human right like education and healthcare in Canada s/b provided by the public sector!

s.22(1) 06:23 PM

If you have time, could we get this panel's perspective on this report by another expert panel:
https://engage.gov.bc.ca/app/uploads/sites/588/2021/06/Opening-Doors_BC-Expert-Panel_Final-Report_Jun16.pdf

s.22(1) 06:24 PM

Can anyone speak to the door blocker I run into at meetings "zoned capacity".

s.22(1) 06:25 PM

Also how does the panel feel about the fact that "affordable housing" in vancouver is defined as "market rate"?

Anonymous Attendee 06:25 PM

Why do they not tax properties proportionally for how many occupants live in the house per square foot....and the number of months occupying the property per year?

06:34 PM

Comment: It would be very interesting to see the demographics of those living in all of the most expensive properties and whether it is primarily Canadian earned income or foreign capital purchase (Especially the larger homes).

s.22(1) 06:35 PM

how is loss of green space compromised by density ie climate change

Anonymous Attendee 06:44 PM

Commissioner Gabrielle Peters is boycotting this event. This is her stated reason: "I played no role in the organizing of this meeting. I don't feel it would be a meeting I would wish to attend despite being very concerned with the issue of housing in Vancouver. I do not feel it would be a safe place to express my concerns or learn."

s.22(1) 06:47 PM

Speaking of segregation, can the city get rid of the ridiculous occupancy limitations that some of the landlords are implementing: example, families of 4, like mine (s.22(1)) are not allowed in the two bedroom apartments. This causes larger families being forced out of their neighbourhoods (schools, jobs). We need more 2+ bedroom rental units that are affordable for families.

s.22(1) 06:52 PM

Opinion: why can't we just build detached homes only and get rid of towns n condos as their starts fees keep rising. I feel it's builders and developers purposely wanna only build condos

and towns and raise their prices to over 1-1.2M so most people can only have to buy these. It's a big crash grab. How r u suppose to raise a family in a 1bd +den condo that too cost almost 1M ?? Since 2000 about only 20% houses were detached of all houses buikd

s.22(1) 06:59 PM

I'd like to see more discussion of what regular joe's (not planners or politicians or professional researchers) can do to push vancouver towards these visions

IS VANCOUVER BUILDING ENOUGH HOUSING?

July 6, 2021

5:30-7:00pm

Zoom

THANK YOU

If you would like to be added to our email list to be notified about upcoming events and opportunities to get involved with our activities, please fill in the form on this page:

vancouverplanning.ca/friends-of-the-vcpc/

We will not share your information with other City of Vancouver bodies or any other people or organizations without your specific consent.

vcpc@vancouver.ca | vancouverplanning.ca

VCPC Introduction Script (Albert)

(5:30pm) Welcome

Welcome to this evening of conversation about housing in Vancouver

My name is Albert Huang. I'm a Vancouver City Planning Commissioner. [mention Terra as you see fit]

Indigenous Land Acknowledgement

We acknowledge we are on the unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and Selílwitlh (Tsleil-Waututh) Nations. We thank them for having cared for these lands and waters since time immemorial, and look forward to working with them in partnership as we continue to build this great city together.

[Personal reflection on your connection to this land.]

VCPC Mandate

The VCPC is a body of volunteer citizens appointed by Vancouver City Council to advise them on the future of the city.

The mandate of the Planning Commission is to advise the Mayor and Council on topics relating to the future of the City.

On a broader level, in our role as conveners of dialogue, we provide and support space for thoughtful conversations about how our city is evolving.

These dialogues bring out ideas for what we need to pay attention to as we look to the future, to help us make choices that guide our evolution in a direction that leads to a just, equitable, and inclusive city.

Housekeeping

A video recording of tonight's event, along with a graphic recording, transcripts and a summary of the discussion will also be posted on the VCPC website

Closed Captioning

For our hard of hearing audience members, we are providing closed captioning to assist in comprehension. This may also be of use to non-native English speakers.

A written transcript of this evening's discussion will be provided after the event.

Viewing Issues

Tonight's panelists will be displaying slides. Due to Zoom's technical settings, you may not see the speaker's shared screen with slides; we recommend utilizing Zoom's "Side-by-side" screen sharing mode, which can be accessed at the top right of your screen under "View Options", and 'Speaker View' on the top right.

If this is successful, you should see both the speaker and our slide deck for today's event. You can also opt for "Speaker View" instead of "Gallery View".

If you need assistance, let us know in the chat and one of our technical co-hosts will help you out.

Chat

We will be using the Chat function to share links. Attendees will not be able to chat with each other or the panel

Q&A

After the panelists have had a chance to speak, we will be using the Q&A function to respond to audience questions, so, please enter your questions for panelists there.

Thoughtful questions are welcome in the chat throughout the session. If your question is for a particular speaker, type "@name" at the beginning.

If you see that your question has already been asked, please use the thumbs up button to up-vote the question.

Community Guidelines

Be as present as possible (turn video on, put away phone, close/mute tabs).

Don't assume pronouns/gender/knowledge based on someone's name or video image. We can refer to people using the usernames they provide!

Step up, step back: if you've asked a question, ensure that new voices are heard before you contribute again.

Practice self-care: if you need to get up or take a break, please feel free.

(5:35pm) Moderator Introduction

I would now like to introduce the moderator for this evening.

Lilian Chau is passionate about affordable housing and creating more equitable, inclusive and healthy communities. She is the Director of Community Real Estate at Brightside Community Homes Foundation, leading the strategic development of affordable rental housing for seniors, families and people with disabilities in Metro Vancouver.

[NOTE: [all bios](#) will be shared in the chat.]

(6:55) Next Steps

Thank-you for joining us tonight. I hope you found the discussion stimulating, and are leaving with a few ideas to consider in the week's to come.

Transcripts and a recording of today's webinar will be posted to vancouverplanning.ca within the next week or so.

The VCPC will be reviewing the transcripts for key points and questions that we will use to inform our future work on housing issues in Vancouver

This information will also be shared with key city staff, including the Vancouver Plan team.

Friends of VCPC

To keep up to date on future VCPC activities and events, please join our "Friends of the VCPC e-mail. Links are on the screen and in the chat room.

Thank-you and good night

[Everybody wave!]

(7:00) End

Post event check-in with panellists and event team

PROGRAM DESIGN

Is Vancouver Building Enough Housing?

Last updated: July 6, 2020, 3:56pm

Event Details

Date: Tuesday, July 6, 2021
Time: 5:30-7:00 pm
Location: Online via Zoom Webinar (with 500 participant add-on)

Context

In 2018, the Vancouver City Planning Commission (VCPC) brought together a collaborative Summit on a “City For All” where we engaged more than 225 participants including other City Advisory Committees, community groups, and various organizations both public, private, academic, and non-profit. One important theme and principle that emerged from the Summit was the goal of delivering “Housing for All” in Vancouver.

Vancouver has been struggling with housing insecurity for generations, and continues to grapple with the challenge even today. Join the VCPC on July 6th for a provocative discussion around these questions:

- Is there a role for housing targets?
- How do we know whether we’re making any progress?
- How can non-profit and/or market housing approaches improve Vancouver’s housing affordability outcomes?

The event will bring Vancouver citizens and residents, including urban planners, architects, developers, academics and community advocates, together to listen, learn, and reflect on these questions.

Primary Outcomes

- Convene a well-attended (between 100-250 ppl) informative and engaging public online event in Vancouver.
- Stimulate discussion on Vancouver's housing challenges

Secondary Outcomes

- Support and create an online space for thoughtful, reflective conversation on how our city is evolving, and for bringing out ideas for what we need to be paying attention to as we look to the future.

- Harvest, amplify and share knowledge generated at this event with Vancouver City Council and the broader general public.
- Have a great discussion and build social fabric.

Moderator

- Lilian Chau, Director of Community Real Estate at Brightside Community Homes Foundation

Panelists

- Jens von Bergmann, president of MountainMath
- Jennifer Maiko Bradshaw, data analyst and director of Abundant Housing Vancouver
- Nathanael Lauster is a UBC sociology professor and author of *The Death and Life of the Single Family House: Lessons from Vancouver on Building a Livable City*

Event Logistics

Event (Zoom) Roles

Zoom Host: Yuri Artibise, VCPC ED

Co-Host: Albert Huang, VCPC

Q&A Facilitator Yuri, TBD

Chat Link/Resource Posting: Yuri

Indigenous Welcome: Albert Huang

Event Schedule Overview

Start Time	Length	Description
5:00	30 minute	Zoom Starts Virtual Set-up and tech check
5:30	10 minutes	Welcome, Indigenous Land Acknowledgement, Moderator Introductions
5:40	20 minutes	Panel Presentations
6:00	25 minutes	Discussion and Moderator Questions
6:25	15 minutes	Audience Q&A
6:45	5 minutes	Closing Remarks
6:55	5 minutes	Thank-You and Next Steps
7:00	15 minutes	Post event check-in with panellists and event team
7:15		Zoom Closes

Event Schedule Details

Time	Task	Responsibility	Description
5:00	Pre Event Lead: Yuri		
5:00	Virtual Setup	Yuri	<ul style="list-style-type: none"> • Sign into Zoom, ensure everything is working on the platform • Invite Panelists, volunteers and Commissioners to participate • Rest of participants to stay in Waiting Room
5:20	Tech Check	Yuri Albert Panelists	<ul style="list-style-type: none"> • Ensure that moderator and panelists are connected, and their camera and microphones work correctly • Check that screen share/slide show works • Turn on screen share for slide
5:27	Event Start	SLIDE	Cover slide (1)
		Yuri	<ul style="list-style-type: none"> • Invite participants from Waiting Room • Host unmutes and starts video • Start Recording • Start Closed Captioning • Start Live Streaming (if needed) • Confirm other presenters are ready to be unmuted and their video is on • Monitor Q&A for any technical concerns from attendees
5:30	Event Welcome: Indigenous Land Acknowledgement, Introductions, Backgrounds Lead: Albert, VCPC		
5:30	Welcome (10 minutes)	Albert	<ul style="list-style-type: none"> • Starts the event • Indigenous Land Acknowledgement • Brief background of VCPC • Housing-keeping items/tech tips for participation
5:35		Albert	<ul style="list-style-type: none"> • Introduce Moderator - biographies
5:36	Introduce Panel	Lilian	<ul style="list-style-type: none"> • Introduces panelists - biographies • Provides brief overview of event logistics <ul style="list-style-type: none"> ○ Include desired outcomes (listed above)

5:38	POLL Q (2 minutes)	Yuri	<ul style="list-style-type: none"> What is your professional/community background?
5:40	Panel Discussion Lead: Lilian (Moderator)		
5:40	Opening Remarks	Panel	<ul style="list-style-type: none"> Each panelists gets up to 5 minutes each for opening remarks Lilian to provide 30 second notice. Remind panelists to turn off mics when not talking, if necessary.
		Jens	SLIDES LINK
		Jennifer	SLIDES LINK
		Nathanael	SLIDES LINK
6:00	Facilitated Discussion (10 minutes)	Lilian, Panel	<ul style="list-style-type: none"> Lilian facilitates discussion among panelists, drawing out common (and contrasting) themes and exploring possible next steps. Panelist could be encouraged to ask questions of each other as well.
6:25	AUDIENCE Q&A		
6:25	Moderated Q&A	Lilian, Panel	<ul style="list-style-type: none"> Audience Q&A session, <ul style="list-style-type: none"> using Zoom webinar's Q&A feature (Yuri/Albert to monitor and feed questions to Lilian)
6:45	Closing Remarks Lead: Lilian, Albert		
6:45	Final Thoughts	Panel Lilian	<ul style="list-style-type: none"> Panelists get 1 minute each for any final thoughts or observations. Lilian ends with any final observations
6:55	Thank-You	Albert	<ul style="list-style-type: none"> Thank-everybody for participating Highlight your key takeaway Indicate what will be done with the proceedings of this conversation (Memo to City Council?)

6:55		SLIDE	Thank-You & Contact Information (14)
7:00	EVENT END		
7:00	Check-In/Out (15 Minutes)		<ul style="list-style-type: none"> Post event discussion with panellists and event team. Discuss any urgent next steps
7:15	ZOOM CLOSES		