

File No.: 04-1000-20-2024-452

September 5, 2024

s.22(1)

Dear s.22(1)

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

I am responding to your request of July 19, 2024 under the *Freedom of Information and Protection of Privacy Act* for:

1. **Record of Mayor Ken Sim's entire emailed statement of July 17, 2024 referred to in a news article (<https://vancouver.sun.com/opinion/columnists/exclusive-vancouver-enters-new-territory-buying-38-million-apartment-building>); and**
2. **Record of all financial analyses including proformas on which he based his assertion quoted in the article that "this market rental property will make money for the City through the property endowment fund, offsetting demands on property taxes going forward". Date range: January 1, 2023 to July 17, 2024.**

The records responsive to point one of your request are attached. The records responsive to point two are being withheld under s.12(3)(b) of the Act. You can read or download this sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

In camera decisions and reports are released when they are no longer considered sensitive. Released in camera items may be viewed online here: <https://vancouver.ca/your-government/city-council-meetings-and-decisions.aspx> (select "get agendas and minutes").

Please note: effective May 25, 2010, new templates and procedures were established in the City of Vancouver for the pro-active release of in camera information, where release of the information has been determined to be no longer sensitive. The new procedures were requested by Council at the June 18, 2009, Standing Committee on City Services and Budgets meeting, in accordance with recommendations from a legal expert regarding improved handling of confidential information.

Under Part 5 of the Act, 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 (2024-452); 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,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response Package)

:kt

From: "Frankcom, Zoe" <Zoe.Frankcom@vancouver.ca>
To: "Pavone, Connie" <connie.pavone@vancouver.ca>
Date: 8/27/2024 5:07:10 PM
Subject: FW: Interview Request - Vancouver Sun re: 41st & Main Street

For FOI request

From: Frankcom, Zoe
Sent: Wednesday, July 17, 2024 2:53 PM
To: Fumano, Dan <dfumano@postmedia.com>
Cc: Veras, Maria <Maria.Veras@vancouver.ca>
Subject: RE: Interview Request - Vancouver Sun re: 41st & Main Street

Hi Dan,

The following statement can be attributed to Mayor Ken Sim:

"My team and I are committed to addressing Vancouver's housing crisis with innovative and bold strategies. In November 2023, Council passed my motion that gave direction to expand middle-income housing across Vancouver, including on city land.

Middle-income earners are the economic engine of our city and if they cannot afford to live here, we are in serious trouble. By procuring and activating city owned land, we're directly investing in market rental housing stock.

The purchase of 188 East Woodstock Ave represents a new approach for the City, leveraging our resources to directly address the housing needs of our residents. In addition to supporting middle-income housing, this market rental property will make money for the City through the Property Endowment Fund (PEF), offsetting demands on property taxes going forward.

As we continue to transition and streamline housing responsibilities under the newly created Vancouver Housing Development Office, we are committed to unlocking new opportunities to deliver on our promise of attainable and accessible housing for all who want to call Vancouver home."

Best,

Zoë Frankcom (she/her) | Director of Communications
Office of the Mayor | City of Vancouver



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.

From: Fumano, Dan <dfumano@postmedia.com>
Sent: Wednesday, July 17, 2024 2:09 PM
To: Frankcom, Zoe <Zoe.Frankcom@vancouver.ca>
Cc: Veras, Maria <Maria.Veras@vancouver.ca>
Subject: Re: Interview Request - Vancouver Sun re: 41st & Main Street

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Thanks Zoë! We will need to get the statement in the next hour or so if we are going to be able to include it in today's story

Thanks!
Dan

DAN FUMANO
CITY COLUMNIST
Vancouver Sun | The Province

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The Province

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From: Frankcom, Zoe <Zoe.Frankcom@vancouver.ca>
Date: Wednesday, July 17, 2024 at 1:40:23 PM
To: Fumano, Dan <dfumano@postmedia.com>
Cc: Veras, Maria <Maria.Veras@vancouver.ca>
Subject: RE: Interview Request - Vancouver Sun re: 41st & Main Street

Hi Dan,

Confirming that we have received your request.

Unfortunately, the Mayor is unable to do an interview. However, we can provide a written statement.

Best,

Zoë Frankcom (she/her) | Director of Communications
Office of the Mayor | City of Vancouver



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From: Fumano, Dan <dfumano@postmedia.com>
Sent: Wednesday, July 17, 2024 10:45 AM
To: Frankcom, Zoe <Zoe.Frankcom@vancouver.ca>; Veras, Maria <Maria.Veras@vancouver.ca>
Subject: Interview Request - Vancouver Sun re: 41st & Main Street

Hi Zoë and Maria,

I am writing a story today for tomorrow's Vancouver Sun about the apartment building at 188 East Woodstock Ave (at the corner of East 41st and Main) that the City of Vancouver recently purchased.

Property records show that the City purchased the property, a six-storey building with 49 market rental apartments and a liquor store on the ground floor, in November 2023 for \$38.5 million from the corporation that previously owned the property.

I just got confirmation from the City of Vancouver that this building has been purchased for the purposes of market rental housing. This sounds like the City is taking a new direction by becoming a market-rental landlord for the first time – is this change in strategy in response to a direction from council? (I understand it also marks the first time that the city owns a property with a liquor store).

Would Mayor Sim have 5 minutes to discuss this with me today? It sounds like an interesting shift in the City's approach on housing. I'm always interested when the City tries something new that hasn't been done before.

My deadline is 3pm today.

Thank you very much for your help! I'm at 604 345-2485 if you want to discuss at all
Best regards,
Dan

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CITY COLUMNIST
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