

RE: Housing Supply Strategy

From: Plank, Sarah GCPE:EX <Sarah.Plank@gov.bc.ca>
To: Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>
Cc: Page, Doug OHCS:EX <Doug.Page@gov.bc.ca>, Low, Susan OHCS:EX <Susan.Low@gov.bc.ca>
Sent: January 18, 2022 11:54:31 AM PST
Attachments: image001.jpg

Thanks John. That's really helpful. And I'm glad you got your conversation with him that you needed then, as I did get feedback from the MO that it was best to leave it at a comms discussion for tomorrow's meeting with the minister.

I'll let you know how that goes. The sequencing is actually quite good, so he has all the things on your list in his mind for my chat with him on comms.

S.

From: Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>
Sent: January 18, 2022 11:50 AM
To: Plank, Sarah GCPE:EX <Sarah.Plank@gov.bc.ca>
Cc: Page, Doug OHCS:EX <Doug.Page@gov.bc.ca>; Low, Susan OHCS:EX <Susan.Low@gov.bc.ca>
Subject: Housing Supply Strategy

Hi Sarah –

I had a briefing today with MDE which turned into a download and discussion about the Minister's areas of interest for the refreshed housing strategy. Here are my notes as they may be of use to you in your discussion with him and with your GCPE Director colleagues.

- Liked the elements of the Housing Supply Strategy (4 column diagram I shared with you) – no concerns but would like to see it chronologically to see what we are announcing when and therefore what the story is (this is what you and I discussed too – we'll need your help).
- Wanted to know which elements are linked/dependent on each other for messaging and implementation (we will work on this)
- Asked for us to consider the following:
 - s.13; s.16
 - s.13; s.16
 - Response to Opening Doors Report – something identifying which recommendations we are moving on (AG)
 - Eliminating rental and age restrictions (except seniors only) in Stratas (AG)
 - s.12; s.13
 - MDE wants to know precisely what MUNI is proposing re: changes to zoning, development financing and approval processes (MUNI)
 - s.12; s.13
 - s.12; s.13
 - Angela raised Real Estate Practices work of FIN – cooling off period – and MDE noted he is concerned about bringing any and all housing matters under one banner, he only wants things that will increase supply (listings, rentals, new units) or make housing affordable. FINs work is mostly consumer protection.

John Thomson | Executive Director
Housing Policy Branch
Ministry of Attorney General and Minister Responsible for Housing
Mobile: 250.812.1915
Office: 236.478.2318
Pronouns: *he/him*



*Offering acknowledgement in respect of the Lekwungen-speaking and Coast Salish Peoples,
traditional keepers of this land*

FW: Ontario Housing Sunmit

From: Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>
To: Low, Susan OHCS:EX <Susan.Low@gov.bc.ca>
Cc: Page, Doug OHCS:EX <Doug.Page@gov.bc.ca>
Sent: January 18, 2022 12:36:25 PM PST
The clarity I have.

John Thomson | Executive Director
Housing Policy Branch
Office: 236.478.2318

From: Thomson, John OHCS:EX
Sent: Tuesday, January 18, 2022 12:34 PM
To: Hawkshaw, Steve FIN:EX <Steve.Hawkshaw@gov.bc.ca>
Subject: RE: Ontario Housing Sunmit

Hi Steve –

s.13

s.12; s.13

I do not have any further information to share about a meeting. Just passing on what I heard.

John Thomson | Executive Director
Housing Policy Branch
Office: 236.478.2318

From: Hawkshaw, Steve FIN:EX <Steve.Hawkshaw@gov.bc.ca>
Sent: Tuesday, January 18, 2022 12:08 PM
To: Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>
Subject: RE: Ontario Housing Sunmit

s.13; s.16

s.13

s.13; s.16

From: Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>
Sent: January 18, 2022 7:11 AM
To: Hawkshaw, Steve FIN:EX <Steve.Hawkshaw@gov.bc.ca>; Brooks, Jessica MUNI:EX <Jessica.Brooks@gov.bc.ca>
Cc: Low, Susan OHCS:EX <Susan.Low@gov.bc.ca>; Page, Doug OHCS:EX <Doug.Page@gov.bc.ca>
Subject: Ontario Housing Sunmit

Hi Steve and Jessica -

This caught my eye. s.13
s.13

John

Ford's housing-affordability summit to be held on Wednesday

iPolitics

Monday, January 17, 2022

By Charlie Pinkerton

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RE: Housing tax collaboration

From: Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>
To: Karp, David FIN:EX <David.Karp@gov.bc.ca>
Cc: Sundher, Shauna FIN:EX <Shauna.Sundher@gov.bc.ca>, Page, Doug OHCS:EX <Doug.Page@gov.bc.ca>, Corpe, Cimarron OHCS:EX <Cimarron.Corpe@gov.bc.ca>
Sent: February 16, 2022 4:35:27 PM PST
Attachments: 2022-02-09 Minister Meeting.pptx
Hi David –

Thanks for reaching out. As it happens, tomorrow is my last day before I move into a new role with FIN in the Crown Agency Secretariat. I am cc'ing Doug on this as he is acting ED for Housing Policy branch. Cimarron Corpe has rejoined the branch and is leading the work on new measures to increase the supply of housing and moderate the market.

s.13

John Thomson | Executive Director
Housing Policy Branch
Office: 236.478.2318

From: Karp, David FIN:EX <David.Karp@gov.bc.ca>
Sent: Wednesday, February 16, 2022 10:53 AM
To: Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>
Cc: Sundher, Shauna FIN:EX <Shauna.Sundher@gov.bc.ca>
Subject: s.13

Hi John,

I wanted to re-introduce myself – s.12; s.13

s.12; s.13

s.13

. As of Monday, I'm now the ED for the Tax Policy Branch, s.13

s.12; s.13

Thanks!

- David

David Karp (he/him)
Executive Director, Tax Policy Branch
Ministry of Finance
778-698-5778

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s.12 ; s.13

NDP's new supply side policy and the housing crisis

From: s.22
To: Minister, AG AG:EX <AG.Minister@gov.bc.ca>
Sent: February 21, 2022 8:26:23 AM PST

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Mr. Eby,

I live in South Vancouver and have voted NDP provincially all my adult life. I am writing to express my dismay over the province's new plan to speed up re-zonings to facilitate mass housing development in BC, and to eliminate public consultation. (I understand the legislation excludes the City of Vancouver, but there are many who believe that this is only the first stage and that Vancouver will be next.) I appreciate that this step is being taken with the stated intention of increasing the supply of housing (though where is the data to suggest a shortage?). But in the absence of initiatives to ban foreign real estate purchases and to tax personal and corporate speculation heavily enough to actually curtail it, allowing developers, and by extension, speculators, a free rein will only inflate land prices further, as more offshore money flows in and more people use equity to buy second and third homes to hold and flip.

The province has been building furiously for a couple of decades and housing is more out of reach for the average family than ever before. With the new census data out, it is easy to see why. According to the following recent article on the results of the census, it appears that ^{Copyright}

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<https://www.theglobeandmail.com/real-estate/vancouver/article-census-data-fuels-debate-over-housing-supply-and-demand/>. The cost of housing has skyrocketed under the NDP government, and this is evidence that your refusal to bring in more meaningful measures has only allowed speculation to continue unabated.

When I read of the new NDP legislation, I felt nothing but despair, because it suggests that the for-profit developer-influence that has infiltrated the staff at Vancouver City Hall now has a strangle hold on the BC provincial government as well. The NDP government was elected on a promise to do something meaningful for housing affordability. Where are the new, *actually affordable*, co-ops, tied to median and low income levels in the province? Where are the meaningful differences between Horgan's and Christy Clark's government on the housing issue? With this latest move, you've become interchangeable.

Either we are going to allow basic housing and shelter to be turned into the stock market, and turn a blind eye to the humanitarian crisis this is causing—the displacement of seniors and families and the destruction of communities and the ties of friendship and family—or we will have to actually take a stand, and enshrine housing as a human right over greed and profit. Which will you choose?

Sincerely,

s.22

RE: Enemark, Gord OHCS:EX sent you a message in Skype for Business while you were offline

From: Sundher, Shauna FIN:EX <Shauna.Sundher@gov.bc.ca>
To: Enemark, Gord OHCS:EX <Gord.Enemark@gov.bc.ca>
Sent: September 8, 2022 3:57:11 PM PDT
Attachments: High level summary -s.12; s.13
Hi Gord,

I promised to get you a little more information on the two ideas flagged in the OHCS policy documents:^{s.12; s.13}
s.12; s.13

I just put together a quick document for you that takes the description from the OHCS document and then a quick summary of how we understand the proposals and the key issues/concerns with them.

This was just put together by me today so should not be considered official in any way but just provides a little more context for your background.

Let me know if you want to discuss or if you have any questions.

Shauna

From: Enemark, Gord OHCS:EX <Gord.Enemark@gov.bc.ca>
Sent: September 1, 2022 6:28 PM
To: Sundher, Shauna FIN:EX <Shauna.Sundher@gov.bc.ca>
Subject: RE: Enemark, Gord OHCS:EX sent you a message in Skype for Business while you were offline

Sure that works. Thanks – I wont bug you any more this week!

From: Sundher, Shauna FIN:EX <Shauna.Sundher@gov.bc.ca>
Sent: Thursday, September 1, 2022 5:23 PM
To: Enemark, Gord OHCS:EX <Gord.Enemark@gov.bc.ca>
Subject: Re: Enemark, Gord OHCS:EX sent you a message in Skype for Business while you were offline

Can I get you something next week? We don't have anything canned as we haven't put much pen to paper on these ideas.^{s.12; s.13; s.14}
s.12; s.13; s.14

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From: Enemark, Gord OHCS:EX <Gord.Enemark@gov.bc.ca>
Sent: Thursday, September 1, 2022 7:04:13 AM
To: Sundher, Shauna FIN:EX <Shauna.Sundher@gov.bc.ca>
Subject: RE: Enemark, Gord OHCS:EX sent you a message in Skype for Business while you were offline

I suspect you are right. Hey I don't want you to work while you are off, but is there anyone else who could flesh out the idea a bit more? Need some detail^{s.12; s.13}
s.12; s.13

Should I just pass this on to Steve? Sounds like^{s.12; s.13} might have some additional canned info around – don't want to create a bunch of work for anyone.

Thanks

Gord

From: Sundher, Shauna FIN:EX <Shauna.Sundher@gov.bc.ca>
Sent: Wednesday, August 31, 2022 2:41 PM
To: Enemark, Gord OHCS:EX <Gord.Enemark@gov.bc.ca>
Subject: Re: Enemark, Gord OHCS:EX sent you a message in Skype for Business while you were offline

No problem at all. ^{s.13}
s.12, s.13

Hope that helps

Shauna

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From: Enemark, Gord OHCS:EX <Gord.Enemark@gov.bc.ca>
Sent: Wednesday, August 31, 2022 2:33:45 PM
To: Sundher, Shauna FIN:EX <Shauna.Sundher@gov.bc.ca>
Subject: RE: Enemark, Gord OHCS:EX sent you a message in Skype for Business while you were offline

Thanks. ^{s.13}
s.13

Sorry to interrupt your time off.

Gord

From: Sundher, Shauna FIN:EX <Shauna.Sundher@gov.bc.ca>
Sent: Wednesday, August 31, 2022 2:27 PM
To: Enemark, Gord OHCS:EX <Gord.Enemark@gov.bc.ca>
Subject: Re: Enemark, Gord OHCS:EX sent you a message in Skype for Business while you were offline

I am off this week but if you want to send me your questions in an email I can answer them :)

Shauna

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From: Enemark, Gord OHCS:EX <Gord.Enemark@gov.bc.ca>
Sent: Wednesday, August 31, 2022 1:53:39 PM
To: Sundher, Shauna FIN:EX <Shauna.Sundher@gov.bc.ca>
Subject: Enemark, Gord OHCS:EX sent you a message in Skype for Business while you were offline

Enemark, Gord OHCS:EX 1:53 PM:

Or are you supposed to be off this week?

Need Skype for Business? [Try the Skype for Business mobile app.](#)

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s.12 ; s.13 ; s.14

The three-year solution

DailyHive

Wednesday, February 02, 2022

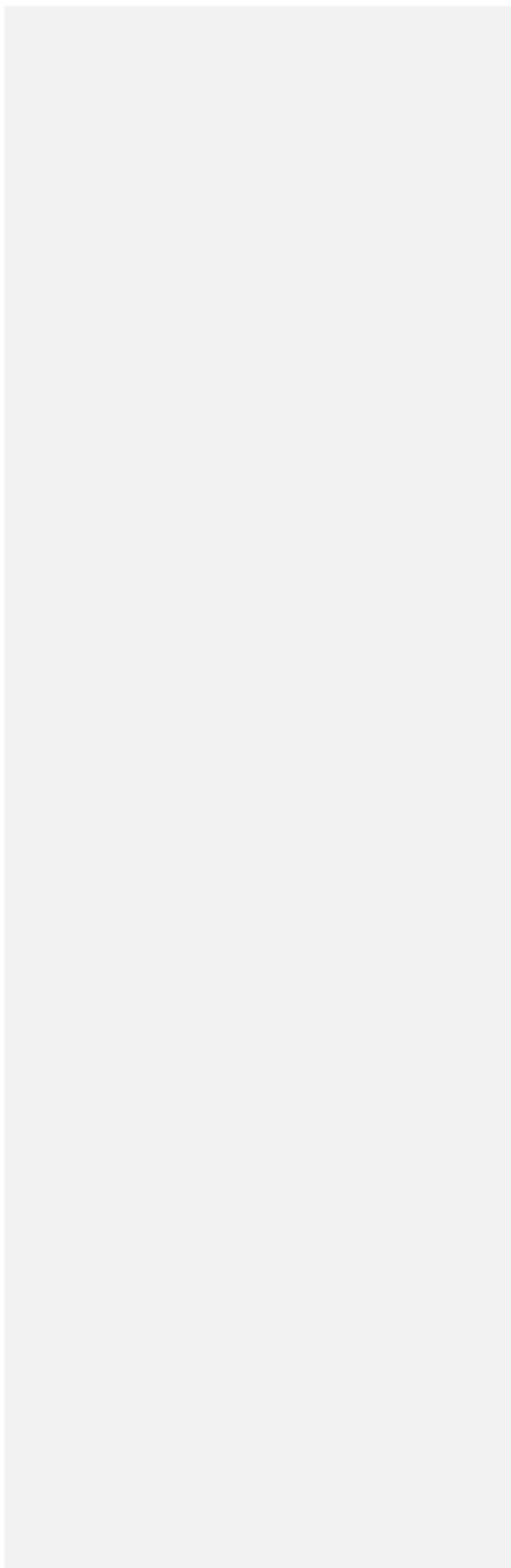
By Rob Shaw¹

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Untitled.msg

To: AG Correspondence AG:EX <MAG.Correspondence@gov.bc.ca>

From: Madoc-Jones, Sian AG:EX <Sian.MadocJones@gov.bc.ca>

Sent: Tuesday, October 4, 2022 8:03 PM

To: Thompson, Angella N AG:EX <Angella.Thompson@gov.bc.ca>; LynesFord, Adam AG:EX <Adam.LynesFord@gov.bc.ca>; McCorkindale, Mack AG:EX <Mack.McCorkindale@gov.bc.ca>

Subject: RE: Incoming addressed to Honourable Eby received by HPB | FW: Fwd: 624458

Hi Angela, reply direct, respond as though they wrote to the AG. Though I don't know what more can be said than the info sent in the original response so I'm also okay to file for information.

Siân

From: Thompson, Angella N AG:EX <Angella.Thompson@gov.bc.ca>

Sent: October 4, 2022 10:01 AM

To: LynesFord, Adam AG:EX <Adam.LynesFord@gov.bc.ca>; McCorkindale, Mack AG:EX <Mack.McCorkindale@gov.bc.ca>; Madoc-Jones, Sian AG:EX <Sian.MadocJones@gov.bc.ca>

Subject: RE: Incoming addressed to Honourable Eby received by HPB | FW: Fwd: 624458

Hi there, can I get your advice on this please.

Should this be redirected to MLA Eby or do we respond to it as though they wrote to the AG?

From: s.22

Sent: Tuesday, October 4, 2022 12:55 AM

To: OHCS Housing Policy Branch OHCS:EX <Housing.Policy@gov.bc.ca>

Subject: Fwd: Fwd: 624458

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Honourable Eby,

This is not really new, but after watching the items you will do if your elected to be the Next Premier you would look at the flipping taxes and I couldn't help but notice that a huge chunk of possible tax money would be missing. Possibly as a over sight or intentional.

As your aware our strata has been not once but twice been tried to be bought but a third party for them to flip the whole strata to a developer.

Example

Last attempt was a private company tried to buy for s.21 and in turn he would get his parents to sell it on the open world market. Hence the quick flip and we took all the risks.

This time s.21 less once you take into account our council throughing in our privately owned appliances .

Anyway this company will be flipping it to a developer once one is found.

We don't reap the rewards , the developers , project managers, lawyers and real estate agents.

Anyway I would really like to see that these company's stop flipping other people heart aches due to poorly mismanaged strata.

Can you look at making sure the checks and balances are in place at the strata.

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

From: s.22

Date: Thu, Jan 20, 2022 at 9:25 AM

Subject: Re: Fwd: 624458

To: s.22

Wow ... shockingly callous. I shouldn't be shocked.

It deserves a response, but you'd need help. I'm not sure I am up to it.

He passed the buck, while knowing the Government is responsible for the law that created this. You weren't looking for legal advice, you were looking for consumer protection from a law and system the Government created.

Re: the additional funds ... its curious. What you still don't seem to know, is what are the full fee and commission breakdowns and structure. Who is going to pay all the legal costs, as I think it needs to be certified by a court (the sale).

Why \$15 million more showed up is very curious ... likely due to you activism and wanting to bury the illegalities. Throw funds at people so they say yes. Something is really wonky here.

So much missing information, and Doug could have been more helpful. He just gave you a list to suggest you navigate your way through a morass authorities. Seems he is suggesting in each case that it may require a lawyer, and that is not something owners know, knew or imposed.

Your shelters are at risk. If you want to try to draft something to respond, I would help you. However, you must be entirely okay / comfortable.

You need to ask the AG where you can access housing, as your home was neglected to a point of decay while finances were mishandled, none of which ordinary owners had the power to control or do something about. However it was there understanding that several laws are in place to prevent this. However, being that people are no legally and financially exploiting innocent victims what housing options can the BC Housing Policy Branch provide for the 200+ owners

Rather snarky on m part, but you got blown off ... and it is bullshit.

RE: posted article ... thanks ... so much deceit going on out there.

Sent with [ProtonMail](#) Secure Email.

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

On Wednesday, January 19th, 2022 at 12:19 PM, ^{s.22}

> wrote:

From the attorney Generals office , seems that can't or won't get involved. feel free to share if you want.

And thank you for the posts,

We did get another offer for our strata 15 million more plus bonuses.

So I guess we will see what happens.

Also I love that post about the management "The CMRAO expects condominium managers to act as impartial administrators in all voting and election processes...The role of the condominium manager as it relates to condo voting (electronic or otherwise) is to serve as neutral and unbiased

facilitators. They should not attempt to influence the outcomes of voting processes in condos,” the agency said, adding that it would publish some additional guidance soon.

I want to share it as well , what’s your thoughts ?

s.22

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

From: **OHCS Housing Policy Branch OHCS:EX** <Housing.Policy@gov.bc.ca>

Date: Wed, Jan 19, 2022 at 8:07 AM

Subject: 624458

To:s.22

s.22

Dear ^{s.22}

Thank you for your email of January 11, 2022 addressed to the Honourable David Eby, Attorney General and Minister responsible for Housing, regarding your strata corporation management. As Director, Policy and Legislation, Housing Policy Branch, your correspondence has been forwarded to me and I am pleased to respond.

I am sorry to hear about the concerns you raise regarding management issues with your strata council and manager. The Provincial Government provides the legislative framework for strata corporations, strata owners, and strata residents. Strata owners through their elected strata council are responsible for ensuring the strata corporation is well run. In some cases, they may choose to be assisted by a strata property manager.

While the Province is not able to provide direct support and advice to the province’s 1.5 million strata residents and 32,000 strata corporations, we do provide information on dealing with and reporting concerns about strata managers, who must be licensed, here:

<https://www2.gov.bc.ca/gov/content/housing-tenancy/strata-housing/operating-a-strata/roles-and-responsibilities/strata-property-managers/giving-direction-and-resolving-concerns>

There is also some useful information regarding resolving disputes within stratas here:

<https://www2.gov.bc.ca/gov/content/housing-tenancy/strata-housing/resolving-disputes/resolving-disputes-within-the-strata>

If you have not done so already, you may want to consider joining a strata association such as the Condominium Home Owners Association (CHOA). Strata associations provide helpful information to strata residents, councils, and other strata stakeholders. More information regarding strata associations can be found here:

<https://www2.gov.bc.ca/gov/content/housing-tenancy/strata-housing/more-help-and-support/strata-associations>

I also understand that the process for potentially winding up a strata corporation and selling the property can be confusing and concerning, but there are safeguards built-in. The Province’s strata housing website page on strata termination outlines steps for owners to take to protect their interests. Please see:

<https://www2.gov.bc.ca/gov/content/housing-tenancy/strata-housing/termination>

While I sympathize with your situation, government does not provide legal advice. If you wish to obtain legal advice there are several options, including contacting the B.C Lawyer Referral Service which provides 30-minute legal consultation services. They can be reached by calling 1-800 663-1919 or reaching out on their online booking platform for more information.

<https://www.accessprobono.ca/our-programs/lawyer-referral-service>

You may also wish to contact a lawyer who specializes in strata-related issues. Lawyers who are knowledgeable about strata issues may advertise in or write articles for the publications and websites of strata associations.

Once again, I am sorry to hear of the challenges you are facing, and I hope this information can provide some assistance.

Sincerely,

Doug Page
Director, Policy and Legislation
Housing Policy Branch
Ministry of Attorney General and
Minister responsible for Housing

CLIFF: 624458

From: ^{s.22}
Sent: January 11, 2022 6:48 PM
To: Minister, AG AG:EX AG.Minister@gov.bc.ca
Subject:

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear attorney general,

s.22

I'm writing you with deep concern for our condo and our neighbours.
It appears that we have been miss managed for 7-10 years that have caused a great deal of hardship with in the strata.

In 2017 our strata hired^{s.21} apparently the council was in over their head and didn't tell the owners that was the reason for the hire.
We kept our employees, so that we would keep the work bills lower. But now we are learning that we are spending 5000 a month for an employee that is apparently doing the same job as our management company.

We are paying \$700 for planter boxes and buying shower Gel ect.

We where being romanced by a real estate agent who wanted to list and sell our strata for^{s.21}
But our strata and lawyer shot his offer down.

Fast forward a few months and we have another offer in the end it was ^{s.21}

^{s.21}

. Our strata signed a LOI from

them.

After we started investigating the why and how. We found that the property manager was friends with the guy who made the offer.

The LOI was signed over to another company (created that week) to ^{s.21; s.22} ^{s.22}

^{s.22}

we suspect.

^{s.22}

has purchased units in our strata as well (to possibly ensure the sale goes through)

Our strata has clearly been mismanaged by council and by PM.

Can you help us , as this has been a complete conflict of interest. It's like a strata take over.

This is limited time line,

And need your help as soon as possible.

^{s.22}

Thank you ^{s.22}