

Questions for Vancouver Candidates 2018

The Coalition of Vancouver Neighbourhoods (CVN) asked the candidates for Mayor and Council to each answer four questions of great importance to all Vancouver neighbourhoods.

The Questions

Trust: What specific actions would you take to increase the public's trust in Vancouver's governance?

Participation: What specific actions would you take to increase neighbourhood participation in planning changes to their own neighbourhoods?

Affordability: What specific actions would you take to increase affordability, retain the city's most affordable housing, and reduce homelessness in Vancouver?

Liveability: What specific actions would you take to enhance liveability in Vancouver?

Candidates were *strongly* encouraged to:

- **Be brief**
- **Avoid generalities**
- List as **bullet points** the *specific actions* that they would **commit to** if elected.

The Responses

Responses to date have been received from some, but not all of the candidates. Candidate responses are listed below in alphabetic order, first for Council, then for Mayor.

Responses by Council Candidates

Christine Boyle, One City

Trust

We believe that trust comes from keeping promises and holding fast to values. As elected Councillors, we'll work hard to bring forward policy motions that reflect our policy, connect with and listen to Vancouverites across the city, and maintain our values.

Participation

We believe that the current consultation process could be improved. We want to work harder to reach people in their communities, and talk to all residents, not just those who are able to show up to a public hearing and speak publicly. We believe that access to the planning process could be improved through increased access to translation services, training for planners to work across cultures, and improving rates of participation for families with young children and people with disabilities.

Affordability

We have extensive policy on affordability, all viewable at http://www.onecityvancouver.ca/affordable_city. In general, it focuses on raising funds through strategic taxes like a Land Value Capture to build non-market housing on city-owned land and with non-profit and co-op partners.

Liveability

We believe that small businesses and culture organizations are central to livability, which is why we're proposing a plan to waive property taxes for arts and culture organizations and offer differential property tax rates for independent businesses.

Barbara Buchanan, Independent

Trust

I will and can work with everyone with respect and tolerance. I hope the council can treat each other with respect and set a tone that will inspire confidence. Once that is achieved and demonstrated it should reflect in our decisions and raise confidence with the public.

Participation

I suggest that each council take an east side and west side area and be their champion. It will increase the contact with the neighbourhoods and the planning process.

Affordability

City land and leases can be looked at. Public private partnerships and working with the other levels of government to achieve common goals of affordability.

Liveability

Keeping the city liveable is a top priority, that includes setting the goals for affordability, transportation which including walking, biking, driving and transit and encouraging the arts. The Arts make the city liveable and are being squeezed out. There is a shortage of studio space and housing.

Adriane Carr, responding for Green Party candidates

Trust

If re-elected, I, along with fellow Green Councillors, will champion:

- Putting public good, not developer or special (including partisan) interests, first
- Full transparency in all public decision-making, including line-by-line operating budgets and making public details including pro formas regarding negotiations with developers

Participation

If re-elected, I, along with fellow Green Councillors, will champion:

- a new, fast-tracked city-wide plan for Vancouver, to be co-created with residents, with a liveable, affordable city as its goal. The new plan will review recent city-wide zoning changes such as to the RS zones.

- establishing neighbourhood advisory committees that will be involved in the planning and implementation of the new city-wide plan
- new guidelines for all public engagement to authentically and democratically engage residents so their input is ultimately reflected in plans and decisions. Incorporate a focus on genuine listening, collaborative decision-making and sufficient time for public review of reports well before decisions are made so people have the time to determine if their input has been incorporated.
- empowering communities through neighbourhood-based city planning offices that enable communities to provide input at the start of and throughout city planning processes and local land use developments.

Affordability

If re-elected, I, along with fellow Green Councilors, will champion:

- Defining affordability in city by-laws in relation to local incomes (people paying no more than 30% of their pre-tax income on housing), not fixed to market rents as it currently is. (I've tried to do this before...hopefully there will be a more sympathetic set of Councillors!)
- Setting a goal of 50% below-market-rate housing overall for all new multi-residential development, achieved through adopting the "Whistler Model" of resident-worker housing where developers produce a large share of every multi-residential development at lower cost and lower sale and rental price for local resident-workers.
- Changing building by-laws and the building code to enable less expensive building construction and favour the retention of currently affordable older housing through providing more density for retention and much less density for demolition and new construction.
- Allowing two or more secondary suites as incentives for retention and conversion of character homes, and changing building codes and bylaws to make it easier to build, upgrade and legalize secondary suites
- Fast-tracking permits for construction and retrofits of affordable housing.
- Ramping up retrofits of SRO hotels, including purchasing them if necessary.
- Placing a moratorium on demolition of affordable purpose-built rental housing unless replacement units rent at the same affordable rates, or until new plans to protect existing affordable purpose-built rental housing are in place.
- Prioritizing city land and negotiations with senior governments for supportive housing for the homeless, including temporary and long-term modular housing. Consider, until long-term housing is in place, establishing a sanctioned, supportive, well-serviced area for homeless campers to replace the use of doorways, streets, parks, boulevards and other public or hidden spaces.

Liveability

If re-elected, I, along with fellow Green Councilors, will champion:

- Fast-track, and co-create with residents, a city-wide plan that has a liveable city, not a growth strategy, as its goal.
- Require cumulative assessment impacts of growth and development on all city services and public amenities and re-adjust the need for public services accordingly. (As a Councillor, I've been asking for this for the last 7 years!)

Dr. Hamdy El-Rayes, Independent

If elected I commit to:

Trust

- Ensure public consultations on all issues that affect the community.
- Make decisions based on the public input
- Reply to any concerns or complaints, and immediately resolve them.

Participation

- Hold public consultations to discuss any plans for the neighborhood.
- Directly receive community concerns and interests regarding various issues of importance to them.
- interact with the public on various issues

Affordability

Rental inventory:

- Make low-rise areas Rental Zone to protect existing inventory.
- Ban Airbnb until we have enough rental inventory.
- Encourage having secondary suites in single home areas.
- Encourage & support UBC of building dorms on campus to accommodate its students who occupy low-rent housing in Vancouver (50,000 students).
- Protect seniors from demo-evictions or reno-evictions. Developer should provide a substitute apartment with the same rent or subsidize a new rental units for the evicted tenant.
- Prioritize rental property permits

Ownership:

- BAN selling housing properties to foreigners until needs of our citizens are satisfied.
- Encourage coop housing
- Lower cost of permitting and fees CACs to increase affordability
- Audit the City to examine where its taxes are spent and lower taxes for small businesses to help them survive

Liveability

- Increase funding of community centres, arts, increase childcare centres
- Lower cost of transportation (Translink) by auditing the corp. and cut excesses in its spending. Improve green public areas in the city.
- develop a plan to eliminate drug addictions from the city of Vancouver
- turn the drug addiction into a health issue and focus on prevention of drug addiction.
- provide treatment and recovery for drug addicts
- provide substitute medication for drug addicts to weed out drug trade
- Make police enforce the law and arrest bosses of drug dealers
- Urge federal & provincial government to slow down immigration and temporary foreign workers to give the city enough time to digest the large immigrant numbers in the past 10 years.

Larry Falls; Independent

If elected I commit to :

Trust - being honest and transparent when engaging with individuals and community groups.

Participation - encourage community celebrations, notifications and personal involvement.

Affordability - Rent freeze to increase higher housing density to stabilize and preserve the character of the interior of the neighbourhoods

Livability - To improve the quality of life by planning, transportation, community development, education and resilience.

Pete Fry, Green Party

Trust

Trust can only be achieved through transparency. We call for:

- Transparent proformas on rezonings and public benefit negotiations.
- City budgets with clear line items.
- Audits on affordability and performance of tax-payer subsidized housing
- Review of third party city communications contractors
- Reinstating third party appeals at the Board of Variance
- Establishing a Vancouver ombudsperson
- Improve FOI process with less redaction and faster turnaround
- Review of RFP process
- A lobbyist registry
- An independent budget officer
- Review practices around private (in camera) meetings
- Allow civil servants ability to speak directly to media

Participation

The failings of our current participation model are many, but I think one of the biggest is the failure to meaningfully engage residents in a meaningful co-creative process at the very beginning of the process, rather than at the end, in the public hearing process where the decisions have largely already been made.

We call for:

- A new city-wide plan for Vancouver that balances growth with livability and sets out clear objectives
- Neighbourhood based planning offices
- New guidelines for public engagement
- New and expanded opportunities for participatory budgeting, city-wide and including a percentage of public benefit CACs.
- Increase access to city council including "open-mic" opportunities, and roaming public hearings

Affordability

We call for the right to housing to be included in our Vancouver Charter, entrenched as a priority in growing our city, putting the people who live and work here ahead of speculators.

We call for:

- Re-define "affordable housing" to be relative to local incomes (not housing)
- A target of 50% below market housing on all new multi unit residential
- A city-funded city-built housing program on city land
- Changes to building code to enable more affordable construction
- Changes to code and zoning to enable more secondary suite conversions that incentivize retention and conversion of character homes
- Limiting pre-sales of condos to local buyers, as a condition of permit approval
- Ensure an affordability covenant on any tax payer subsidized affordable housing
- A moratorium on demolition of affordable rental buildings (in particular in the West End) until a replacement plan is in place
- Expand the scope of the Tenant Relocation and Protection by-law
- Strengthen SRA by-law
- Use province's new rental only zoning areas to protect and increase the supply of affordable purpose built rental housing

Liveability

We believe the foundation of both liveability and our intention to make Vancouver the most walkable city, is building complete communities.

This means support for our neighbourhoods and their high streets as "urban villages" with opportunities for aging in place, recreation, shopping, childcare and health services all within easy access to people who live there

We call for:

- An urban stewardship program to improve public realm and community health while fostering community connections and pride.
- Neighbourhood planning offices, working with communities with livability as the focus
- Promoting culture and cultural diversity, with supports for events and grass roots efforts
- Retaining and enhancing our view cones
- Retaining and enhancing access to nature and greenspace including increasing ration of 1.1 ha parkland per thousand residents
- Accessible public washrooms as a community amenity in targeted new developments
- Better maintenance of our public spaces, including road and bikeway repair and litter management
- Properly funded first responders including frontline response to the opioid crisis.
- Updated heritage conservation plan
- Developing a plan to reduce congestion while promoting safe and more environmentally responsible options like walking, cycling, and public transit
- Well supported services for our most vulnerable, including seniors, youth, and low income
- Sanctioned 'tent areas' for homeless campers that offer potable water, toilets, sanitation services and outreach

Justin Goodrich, NPA

Trust

- I have spent my entire career in strategic communications / stakeholder engagement.
- Would establish a formal stakeholder engagement strategy to ensure regular, consistent, transparent government.
- There is too much going on behind closed doors. This must change.
- Trust is about listening, engaging, building relationships, and making decisions based on evidence.

Participation

- Again, a standardized stakeholder engagement strategy.
- Pre-determined number of "touch-points".
- Examples can include: "X number of events no less than Y number of days before....."
- At my firm, regardless of type of projects, I do two open houses and one moderated debate.

Affordability

- Much of my work is in social and affordable housing / homelessness.
- Use city land and partnership with province (\$\$\$) and non-profits (experts) to create appropriate housing.
- Speed-up the permitting process with criteria for immediately approvals.
- Allow for two secondary suites in single-family homes for immediate relief (focus on 'immediate').

Liveability

- Care for our seniors.
- Become small business friendly (we are not) by providing tax relief through a tiered taxation model.
- Address housing issues (examples noted above).
- Work on making Vancouver more fun.
- Continue to invest in our green-spaces, parks, pools, etc.

Colleen Hardwick, NPA

Trust

I echo the contents of the [NPA Transparency Plan](#), including the 5 immediate steps:

- Order a full, independent review of City finances to ensure tax dollars being spent responsibly and identify areas for improvement.
- Review City policies and programs introduced in the past 10 years to evaluate whether they are making Vancouver more liveable and affordable.
- Relieve tax pressure with a target of capping increases in municipal taxes to no more than the rate of inflation.
- Restore long-term fiscal stability with a plan to reduce Vancouver's debt.
- Create a multi-partisan Team Vancouver. Bring together Vancouver's MPs and MLAs in a cross-partisan Team Vancouver that can secure our fair share of investment and support from other levels of government.

I believe in a governance model which treats citizens as equal partners in decisions which affect their neighbourhoods is the first step towards re-establishing the public's trust in government by providing mechanisms for accountability and transparency. Therefore:

If elected I commit to making public processes transparent online, so that residents can see that their feedback is actually being heard and is influencing decisions and policies. This, as opposed to the City's existing approach using its Communications department to manufacture consent by marketing to citizens using 'customer intelligence' technology.

Participation

If elected I commit to:

- Conduct legitimate public processes, where neighbourhood engagement would occur in-person and via authenticated online interaction as a more dynamic and transparent approach to keep residents informed, involved and empowered.
- Establishing online proof of residency to connect residents to their physical location (e.g. residential address) to allow for authentic and progressively more in-depth digital connections between individuals and their communities. Note: Once an individual is confirmed as a resident (including renters) within a defined area of interest, they can be kept informed of new initiatives and be notified of opportunities to participate (inform, consult, involve, collaborate, empower) on an ongoing basis.
- Enable neighbourhoods to more substantively shape housing form, tenure and amenities under the auspices of a City Wide Plan. At this critical junction, where citizens simply do not trust that their voices are being reflected in development or policy outcomes, it is more crucial than ever to be able to prove that the input which is being considered is coming from the community.

Affordability

I echo the contents of the [NPA Housing Plan](#), including the 5 immediate steps:

- Allow two secondary suites in detached homes. For renters, this brings up to 40,000 new units within reach. For homeowners, this means new options to pay their mortgage.
- Fast-track housing for low-income Vancouverites, vulnerable seniors, and people with disabilities. This means that housing developed by not-for-profits or in partnership with BC Housing gets built faster.
- Reduce municipal taxes, fees, and charges for laneway homes and new secondary suites that house long-term renters. This makes it less expensive for homeowners to add rental suites and gives renters more options to choose from.
- Renew outstanding co-op rental leases. This provides residents with certainty and peace of mind. It is also a starting point to pursue opportunities for additional co-op housing.
- Designate City-owned lands for constructing attainable rental accommodation maintaining municipal ownership of that land.

I also emphasize that affordability is not just about housing - it affects all aspects of life within our boundaries, and must be considered alongside the need to do a full assessment of the City's finances and use of funds, which includes its various forms of taxation - not limited to property taxes.

Reducing homelessness is a tough one, that by definition involves all levels of government. [I would work with senior levels of government to collaboratively coordinate solutions.](#) Note: When I was on

the Development Permit Board (2005-2008) the City approved development of 14 city-owned sites for a range of 'social housing' and I pledge to continue this practice.

Liveability

There are 5 fundamental aspects of great, liveable cities: (1) robust and complete neighbourhoods; (2) accessibility and sustainable mobility; (3) a diverse and resilient local economy; (4) vibrant public spaces, and; (5) affordability. So in each of these areas, if elected, I commit to:

- Complete Neighbourhoods - enable 'missing middle' principles to add gentle density consistent with the existing characters of individual neighbourhoods, through innovative approaches to both the form of housing and intergenerational land tenure;
- Accessibility & Sustainable mobility - explore the development of a network of surface transit, starting with the south shore of False Creek from Granville Island to Olympic Village and extending to the former Downtown Streetcar Plan. Over time extend through former transit corridors in order to enable density distributed throughout the body of the City, as opposed to high-rise nodes located around subway stop.
- Diverse & Resilient local economy - currently the local economy is dominated by property development and construction which is not sustainable. The City can support knowledge based and creative industries development within its borders. Furthermore, neighbourhood retail must be supported to stop the exodus of local 'mom and pop' stores which are so integral to communities;
- Vibrant Public Spaces - Vancouver is blessed with natural beauty and reasonably well distributed public spaces. In keeping with the emphasis on neighbourhoods, residents within hyper-local catchments, need to be consulted on their local needs.
- Affordability - as above. We need to 'press pause' on rampant speculation, which includes the destruction of existing affordable rental properties in particular. Affordability is more than just housing, however. It is more than the cost of property taxes and parking meters - it affects residents in many aspects of the financial lives. In keeping with Question #1, we need to conduct a forensic audit and core review to determine the financial state of the city. The budget basically doubled from 2008 to 2018 and it is essential that we understand where that money has been spent outside the responsibilities of local government and work toward a balance between expenses and revenue.

Peter LaBrie, responding for Coalition Vancouver candidates

Trust

Coalition Vancouver's core values are Collaboration, Accountability, and Transparency. What specific policies are designed to boost trust? We will:

- Do a full forensic review of the City of Vancouver's finances (i.e., City of Vancouver is now over \$2 billion dollars in debt).
- Consult with community groups. Unlike the current administration, we will not dictatorially impose drastic change on a community or neighbourhoods until all concerns are fully aired and considered and if necessary, voted upon.
- Cancel the "Making Room" mass rezoning measures.
- Launch our Mutual Respect Policy to ensure that people using all modes of transit adhere to existing rules and acceptable conduct.

Participation

We will launch a city-wide program, enlisting input from all communities in development of a new City Plan.

- All major community groups and stakeholders will be part of this process. The mission is to get broad agreement for community groups and major stakeholders.

Liveability

- Virtually every Coalition Vancouver major policies improve liveability. These include polices for “Real Affordable Housing”, ‘Mutual Respect’, ‘Clean City”, lower taxes, more public consultation and input on major policy decisions, accountability on spending, and support for homeless.

Affordability

- Real Affordable Housing means more purpose-built housing, affordable rental, millennial housing for first-time buyers.
- We are also lower taxes, starting with free parking after 8 pm, and totally free on Sunday.

Our policies are summarized on our landing page: <https://coalitionvancouver.ca/>

Or you can look at specific policies:

- Clean City Plan: <https://coalitionvancouver.ca/clean-city-plan/>
- Real Affordable Housing: <https://coalitionvancouver.ca/housing-policies/>

Rob McDowell; Independent

Trust

If elected, I will champion:

- a Lobbyist Registry
- an Office of the Ombudsperson
- the public release of all supply contract bids (similar to what is currently done in Surrey).

Participation

If elected, I would champion:

- Re-assigning some Planning staff who would be re-located into four satellite offices throughout the city. Their role would be to interact more closely with their respective neighbourhoods and advocate on behalf of these communities at City Hall. They would also be more accessible for residents to discuss the needs and concerns in their neighbourhoods.
- making the public hearing process more user friendly
- examine holding public hearings on-line, outside of traditional work hours, and moving them to effected neighbourhoods.

Affordability

If elected, I would champion

- looking at ways we could make co-housing work better for the residents of Vancouver
- updating co-op housing policies
- using existing city owned land more effectively to construct Purpose Built Rental buildings

Liveability

If elected I would champion:

- 1) the promotion of community building events, ranging from larger (Festivals, parades) to smaller (block parties, shared community meals)
- 2) update arts and culture grants and promote longer term, stable funding for applicants
- 3) expanding car sharing options and promoting alternatives to car ownership

Raza Mirza, ProVancouver

Trust

All ProVancouver candidates have committed to publicly providing reasoning to people for every vote they cast.

Along with summary budget, also post itemized expense on city's website in machine readable format.

As a technology specialist, I would also push to make sure any information accessible under freedom of information is accessible on city website.

Participation

I'll push to recognize neighbourhood associations as community partners (just like BIAs and community centres association are recognized). Community partners will be provided free space to hold meetings, a dedicated section on city's website (so community members can stay up-to-date) and city will also provide assistance for reaching their neighbours for collaborations. I'll also push to appoint a dedicated council liaison and assign a neighbourhood planner to work with community partners to work on city-wide plan. ProVancouver has also committed to holding town-hall meeting in every district at least twice a year.

Affordability

First priority is to increase vacancy rate, which is only possible when city shifts away from building condos to rental-only building and co-ops.

- For rental-only buildings, I will address land cost by using rental-only zoning (using Bill 25-2018), collect city fees over 20 years (not complete waiver, as money is needed for infrastructure) and simplify building codes to reduce permitting delays for rentals.
- For co-ops and social housing, I propose using city-owned land and work with community housing sector to build affordable housing (tied to 30% on neighbourhood average income).

Remove tax breaks for community gardens (which are being used to give tax breaks to land bankers) reduce pressure for increasing tax for homeowners (and small businesses).

For protecting affordable housing, collect data of actual use so decision are based on usage not what zoning is.

We now have working people living in cars, and other people with mental health issues. I propose to use modular building method to build stopgap housing for first group, and work with provincial government to build housing with rehabilitation facilities for people with mental health issues.

Liveability

Create a city-wide plan, which answers when, where and by how much each neighbourhood will grow, so we can plan for public spaces and infrastructure needed to support the change.

As someone with a young family, I recognize it's practically impossible for my generation to afford large private space and backyard, so public spaces (community centres, pools, neighbourhood housing) and parks must be build and maintained to compensate for that. I'll push for parks board be given autonomy and to move DCLs and CACs to a central funding pool with distribution of funds for neighbourhood amenities based on transparent formula which takes into account age of facilities, population and average income of users.

As a technology specialist I believe we can use open data and modern technology for better traffic management and parking fees.

ProVancouver has also committed to restoring weekly garbage, and I would like to simply recycling categories (and separate in secondary sorting) to increase reclamation and allow more garbage bins, so our streets are cleaner.

Another personal goal is to create a new public market which is focus on arts, food and locally made, with display and performance space like San Pedro Square in San Jose.

Penny Noble, Independent

Trust

- Revise the way budgets are produced as well as how they are shown to the public. Make them clear, easy to understand and find on the City Website.
- When input is sought, questions asked of the public, through open houses or through other channels, post a summary of the results publicly.
- Only ask for input if the City can assure people's input is taken seriously and listened to. Don't ask for input if not prepared to make changes. For example the recent Duplex Zoning. More people were against it than for it- yet it passed and was not revisited.
- Make it very clear what the process is for making decisions-communicate this well in advance and provide time for public input before important decisions are made such as the recent Duplex rezoning- decision was made without nearly enough information or time for input. This should never happen.

Participation

- Involve the resident's associations, and BIA's. Reach out to them when considering changes. For example recently there was a proposal to build a large destination pool in the Kits area. I asked all 3 of the Kits resident associations if they had been consulted about it. Not only had they not been consulted, they did not even know about it at that point. The associations are a great way to get in front of residents and find out what they think.
- Create some sort of "department" of neighbourhoods, or some formalized structure with representation from both staff and elected people. They would meet regularly- pro-actively, not just around issues, so they can get a flavour of what is happening in neighbourhoods and see where change is needed. And could be used for issues as well.
- Meetings should be held IN the neighbourhood not at City Hall- bring City Hall to the people. It is only by walking around a neighbourhood you can get a real feel for it.

Affordability

- Retain character homes. Stop demolishing 1000+ per year-along with the more affordable rental suites many contained. Provide incentives for renovation/restoration. Allow two

secondary suites per house + a laneway. The secondary suites can be anywhere in the house not just a basement. Provide templates and guidelines for creating such suites to help home owners create safe, comfortable suites more quickly and for less money than building new.

- Retain the many older walk up apartment buildings. They are less expensive to rent or own than the towers replacing them such as in the West End and parts of Kits.
- Retain ground floor local small businesses, along with the walk up rental apartments above them.
- Homelessness- for immediate relief, modular housing in areas that make sense. Longer term,- Prevention- form emergency task force, work with all levels of government and health agencies to provide immediate services to those with mental illnesses, drug addiction, when they need it, as well as help with training and employment.

Liveability

- Keep/restore our beloved neighbourhoods such as Commercial Drive, West Broadway, Main, Chinatown and others with their local small businesses so people know your name, you can walk to shop and other amenities, with spaces for people to sit and engage. Do not allow spot rezoning that is threatening entire neighbourhoods
- Keep the character homes, heritage buildings and landscapes while thoughtfully planning for any new builds to be integrated with a larger City Plan that takes into account the uniqueness of each neighborhood. If/when building new, or renovating, have homes/units closer to the street, lower fences, provide courtyards, open up to meeting/seeing neighbours.
- Neighbourhoods and neighbourliness are what make a city livable, let's stop destroying this.
- Enhance walking and cycling and driving and transit infrastructure so it is easy and safe to get around the City, whichever method you choose. Consult before putting in new systems whether it is a bike lane or traffic circles etc.
- Provide tax relief and other incentives to local small businesses- particularly "legacy" (long standing, businesses) so they can afford to stay in the City and provide neighbourhood services.
- Don't build more high towers that make our city dark and restrict our views

GERALD aka Spike PEACHEY, Independent

- To increase public trust in governance, I would to the very best of my ability, do what I say and say what I do.
I would keep lines of communication open and keep conversation going would be clear to the public what I am doing. This will allow for transparency and accountability.
- I think that if these planning conversations were well publicized and included childcare. They should also be held at times and locations that allow more people to attend. It is important that all stakeholders have the option to attend.
- Minimum standard of housing
 - Rent freeze or at the very least rent control
 - Advocate for tax changes ie Land value tax, empty building tax
 - regain some \$ by taxing speculative market High taxation, land capture tax. as BCGEU suggests
 - issue directive that percentage of all builds must include social housing component
 - ask people with property valued at over 300,000 if they would allow a portion of their taxes to fight homelessness on the island this met with a very percentage of support.

- Increase money spent on Arts and Culture across the board. More projects like Spike Spot for Interactive Arts, supporting street artists. (coming soon)

I want to add something although it wasn't asked. It is important.

We need to address the opioid poisoning that is killing so many of our loved ones. Drug use and addiction runs further into mainstream society than anyone is willing to admit or talk about. I will talk about the elephant in the room!@ We are losing good people, people we love, people we miss. We need as many treatment options as we possibly can to address this horror! This includes HAT programs, as well as an increase of standard treatment beds. Decriminalization is something we need to advocate for the future, but people are dying now! let's create a Treatment Task Force to explore all options and create a plan of action that will stop letting our people die!

Katherine Ramdeen, Independent

Trust

Transparency begets accountability. All city business will use a digital public ledger. This means, all city decisions, policy, governance, spending, moving of money, will be uploaded with all relevant data to the digital public ledger. It will be stored on a decentralized network and each item added to the organized public ledger will be stamped with a unique label that only that single document has. This will also ensure an easy way to see government spending and mitigate non-priority expenditures. The public doesn't have to trust it's government if we can see literally everything that it's doing.

Participation

Part of getting Vancouver city hall *actually* online means that community input can be added! The city of Vancouver should have a community consultation voting portal, where each elector gets their own, personalized log-in username and password. Then, an elector or constituent can literally vote on as much or little as they seem fit on all city business. The sitting council and elected officials will then be able to easily take this information into consideration when making decisions. Community libraries should have this city voting portal at every computer station. Once this system is built, I think people will finally feel heard and we will be able to get a better understand of the wants and needs of our city when we can see actual statistical data!

Affordability

Taken from the "Make Housing Central Pledge" these are all great ways the city can help:

Contribute public land to the community housing sector for new affordable homes. (what is affordable? Affordable housing is housing that costs 30% of your income. The median after-tax income of households in Vancouver from the 2016 census is \$56,908. Math tells us that $\$56,908 \times 0.3$ (30%)= 17072.4

$17072.4/12$ (months)= 1422.70 - for a household of 2 people, a 1 bedroom for 2 people should cost \$1422.70.)

Allocate CACs to be neighbourhood specific, ask the people how they want their money invested as this may be different for different neighbourhoods.

Protect existing affordable housing supply through retention and replacement policies

Zone existing and new rental developments as rental only

Streamline municipal permitting and rezoning processes to fast-track development of affordable rental housing

The entire building and development permitting process needs to be looked at to make it more efficient for all development.

Pursue partnerships with local non-profits, co-operatives and other stakeholders in the community housing sector to create new affordable housing developments

Liveability

Make implementing peer-to-peer ridesharing like Uber and Lyft a city priority.

Amend the BC Residential Tenancy Act to not permit landlords to include "no pet" clauses in rental agreements.

Advocate for a "zero food waste" by-law that will make it illegal for grocery stores to throw out "food waste" - support local nonprofits to redistribute food to the community.

Housing Tax Rebate: Low-income earners & students receive a tax credit on rent paid for principal residences. Landlords taxed at capital gains rate for rental income. Exposes rental income fraud.

Rohana Rezel, ProVancouver

Trust

- I support a forensic audit of city's finances. Our budget has grown from 700 million to 1.4 billion, that's over and above the rate of inflation and population growth. There's no visible improvement in service standards to account for that growth.
- I support setting up a transparent budget. The city uses a number of budgetary practices that are not in compliance with GAAP (generally accepted accounting principles).
- I support a lobbyist registry and a cooling off period for local government officials akin to what federal officials are subject to.
- I have learned, in my efforts to get information out of City Hall, that the Freedom of Information (FOI) mechanism is badly broken. I will push for transferring staff from the communications department to freedom of information office. I also believe that information should be public by default, unless there are privacy concerns.

Participation

- I support holding town hall meetings in each of the 23 community centres at least twice a year per centre. I believe that this will lead to meaningful community consultation and accountability on part of city hall.
- The city wide plan should be drawn ground up starting from the neighbourhood level.

Affordability

I fully support:

- Rental only zoning along transit
- Locals-only presales
- Enforcement against landbanked properties (the city has the power to go after derelict vacant properties and turn them into rentals)
- 50:50 market:non-market mix

Important note: All measures should be laser-focused so they do not target our seniors who've contributed so much to the city.

I also strongly oppose Vision Vancouver's mass rezoning because it was a) does not help affordability b) done without community consultation or a city-wide plan c) does not take into consideration infrastructure or transportation needs

Liveability

Vision Vancouver has traded our city's liveability to profitability for party donors. This has led to the entire city turning into one giant congested construction site. I want to enhance liveability by:

- Protecting our green spaces against developer encroachment
- Increase childcare access, spaces in schools, and regulation and monitoring of private caregivers
- Drawing up a transportation strategy that takes into consideration the needs of everyone, including senior citizens, families with children and citizens with mobility needs.
- Develop fair and accessible parking infrastructure for residents and businesses

Erin Shum, Independent

Trust

I will put forward a motion to ask staff to reveal line by line item of where funds have been allocated all these years. I will also ask that we bring truly meaningful and respectful engagement process with the community by having councillors go to local community centers and neighborhood houses to connect with the residents.

Participation

I will request that all councillors and staff to meet with residents and listen to their needs in their neighborhood at the local community centers and public places to truly engage with residents. I would also request that surveys and questionnaire to be revisited because I am concerned the way questions and surveys are asked because they do not truly represent the residents opinions.

Affordability

I will look at reviewing property taxes and look at the actual value of the land worth versus the potential. I will expedite the process and streamline the process for building and renovation permits, even looking at reducing the rates for permits. Reducing paid meter parking on Sunday or Public holidays to support small businesses and help families and seniors by making City more affordable. We need to create housing by working with non-profits and agencies by leveraging some of the city lands to build housing for families and seniors. We need to build housing including cooperatives and housing that supports intergeneration such as duplex, multi-plex. If we are to continue to densify we need to build complete communities such as additional seniors Centre, community centre, art studios, neighbourhood houses, pools, ice rinks, and small businesses. To reduce homelessness we need to work with other levels of Government, non-profits, agencies and organizations to manage and expedite the building of housing that can be from short term to transitional homes to eventual long term respectful homes for our vulnerable residents.

Liveability

I would work with advisory groups, small business owners, artists, community groups to build

complete communities and really focus on reducing the expensive permits and fees. As a Park Board Commissioner (Erin Shum) I have voted against fee increases every time because I believe we can do better in managing public funds. In a 6-1 vote for the charging of Spanish Banks parking, I voted against fee increases and charges and was able to stand up for residents and people on fixed income. I will continue to be a voice at the table for families to make sure we build and support families in Vancouver.

Michael Wiebe, Green Party

Trust

- advocate for line by line budgets
- remove dark years of election financing
- create a comprehensive city wide plan to clarify goals
- review communication strategy including FOI, 311 data, VanConnect, TalkVancouver...
- update public hearing proceedings to allow technology use and postpone voting to next official meeting
- increase time for reports to be reviewed and options for delivery
- conduct a yearly review of processes and resident satisfaction

Participation

- the creation of neighbourhood offices
- update participatory guidelines and processes
- create a comprehensive city wide plan
- update online consultation options to include fully adaptive versions with a full range of languages
- ensure local stakeholder and public engagement sessions in the communities

Affordability

- create a community driven and informed definition of affordability
- 1 year moratorium on the demolition of purpose build rental
- creation of a comprehensive city wide plan to determine housing needs
- Continue to utilize city owned land for modular housing
- work with federal housing fund to expand co-op housing
- increase invisible density allowance to keep character houses and heritage
- support non barrier housing including tent and trailer areas with supports
- work on a peer worker program, including a guaranteed jobs pilot

Liveability

- expand the programs and access of the leisure access card
- support a vibrant local economy by creating a local business office, taxation shifts, build new manufacturing space, permits/licensing reviews and new advisory group
- create a congestion strategy including ride sharing, a transit plan, minimum bike grid, walk ability and electric infrastructure
- invest in the creative economy
- tackle housing affordability as #1 priority

Responses by Candidates for Mayor

Golok Buday, Independent

Trust

I am committed to trusting the individual more than any Government or Official has ever done before, foster respect and enforcement of individual rights.

Participation

Put it in the hands of the individual property owner, who likely spends more time or should spend more time where their property is. Likely find ways to enforce that last part.

I believe that people know their business, know their property, and if not they fail, no bailout, someone else tries, they try something else.

Affordability

I believe the best thing we can do is destroy so many of the regulations, such as the Property Use and Maintenance Bylaws, which are expensive to builders, renovators, and also cost much to enforce, are a presumption of guilt, and also take less of people's money.

*Note: I afford a rent that is just below 1000 with insurance. Now.

Liveability

I am sure, if people are keeping more of their money, they'd be able to help themselves live in their idea of this, I don't want to dictate what liveability is to another person, even sounds like a bit of a buzz term, even "Affordable Housing." We need Government out of people's way.

Connie Fogal, Independent

Trust

The most important issue is the failure of the Council to do as the public wants. They always have their mind made up in advance of any public meetings.

They do not answer mail etc. Once elected they have become arrogant and full of their presumed importance. We need a form of recall to get rid of such kind of politician.

the best way to do that is go back to an election every two years. As mayor I would try to implement that change.

Participation

We need to have a form of ward system. I would work to support that based on the Cuban model where every level of politician is chosen at the local ward area and is recalled if he or she fails to do as the community wants.

Affordability

We must preserve any existing public housing projects, increase coop housing, add new public housing projects, increase support to charity organizations that do housing for the homeless but ensure there are no restrictive punitive rules that forbid or restrict visitors, lobby for a return of CMHC Canadian Mortgage and Housing Corporation

Liveability

Revoke the recent zoning change in 99 percent of Vancouver into duplex housing. Encourage the return of good basement suites in existing single family residences, forbid construction of any more towers. Return to 3 or 4 story walk-ups

Mike Hansen, Independent

Trust

I will post all accounting books to the website to make it transparency.

Participation

Before I vote, I will hold a hearing to listen to the neighbourhood, Also I publish my email, phone number to public to make public easier to find me. Also if it's possible, I will setup one small office on Main street to listen to people, or maybe by my own money.

Ten councilors will become the Ombudspersons of ten wards in the city of Vancouver.

Affordability

We will not sell any city land any more, keep all of them to build more affordable houses and rental houses, and co-ops.

Also we will give options to every single house to get one more rental unit and laneway house.

Liveability

We will cut the property tax, cut 107 fees and taxes on building, etc.

Being in construction most of my life I will start the process of using already 'approved/built' social housing plans and start building on appropriately sized city owned properties and joint venture with philanthropic/churches.

Fred Harding, Vancouver First

Trust

Public trust depends on consistency and predictability. Social trust starts with respect for law. Leading by example and being a role-model is extremely important - leaders themselves need to show social trust. As a political leader NDP Kennedy chose to flout the laws he doesn't like. That sends exactly the wrong message. "Don't trust the laws," his actions say. That shows no trust or faith in law or governance.

I will certainly engender the public trust as I have a record of openness, clear communication and most importantly I feel strongly in the rule of law.

Participation

Vancouver 1st has spoken a lot about getting people involved. We believe in consultation. There are a lot of hot button topics these days - SOGI 123, the pipeline, new developments, but what people want, is to be consulted. We need government who sets a table for all stakeholders - not more backroom deals.

Affordability

Our housing affordability strategy has been very well-received, especially by the Millennials who are in dire need of rent security. We are setting benchmark tenancy rates of 400, 900 and 1300 for bachelor, one and two bedroom housing.

On the first day we take office we will begin the project of providing affordable housing - not just more random numbers or 40 pages of nonsense - but real action. It's a populist commitment - but one that is past due because of the negligence of NDP Gregor.

Liveability

Liveability is such an important topic. We need to make Vancouver fun! Our commitment to refurbishing a lot of downtown Granville street - to creating the Granville Street Experience and cleaning up the downtown, of making Vancouver the City of 1,000 festivals, getting behind an NBA franchise and a new arena for popular performing artists. We are the only party committed to helping with Vancouver's real crisis of mental health. Helping those who are most in need will help all of us enjoy life even more.

Jason Lamarche, Independent

Trust

- If elected Mayor of Vancouver, Jason Lamarche will launch a bold program of democratic reform in order to rebuild trust in Vancouver's entire system of governance.
- Jason Lamarche will create a hybrid ward-based electoral system with some at large Councillors. The composition of this new system will require extensive public consultations across Vancouver. The City of Vancouver must replace the failed at large system that fails to hold elected officials to account, and fails to protect or include the priorities and values of Canadian citizens.
- If elected Mayor of Vancouver, Jason Lamarche will help enact term limits for all elected officials in Vancouver [2 Terms Max.]
- Jason Lamarche will enhance trust and democratic participation through special "Recall Petitions" that will allow neighbourhoods to veto any Council vote provided their petition has a super majority with over 80% support from local Canadian citizens in that neighbourhood.
- Jason Lamarche will also enact a strict Lobbyist registry system for all meetings with senior bureaucrats and elected office holders. Jason Lamarche supports a Lobbying ban of at least 2 years for all former City of Vancouver employees.

Participation

- If elected Mayor of Vancouver, Jason Lamarche will launch new real-time tools for public consultation at the government's official website: Vancouver.ca
- Jason Lamarche would also support more grassroots open-mic style public consultation sessions with a new neighbourhood visit each month. Important issues raised from these consultation sessions can be brought directly to the attention of Mayor and Council at the next available public Council meeting.

Affordability

- If elected Mayor of Vancouver, Jason Lamarche will create Rent Control zones with a fixed four-year term of \$500 for a 1 bedroom apartment, and \$1,000 for a 2 bedroom apartment.
- Jason Lamarche will move to protect and improve rental buildings throughout Vancouver. Jason Lamarche will also move to rezone new areas for incentivized rental only construction.
- If elected Mayor of Vancouver, Jason Lamarche will build 2,000 modular homes through 2020 to provide immediate housing options for homeless Canadian citizens.

Liveability

- Vancouver needs to improve public transportation networks to better serve our youth and Seniors who are the fabric of liveable neighbourhoods. Jason Lamarche supports light-rail public transit options from Broadway to UBC. Jason Lamarche supports free public transportation passes for Canadian citizen youth and seniors.
- If elected Mayor of Vancouver, Jason Lamarche will not support raising the cost of parking anywhere in the City of Vancouver. Jason Lamarche knows that hardworking families need affordable public infrastructure in order to make use of Vancouver's liveability.
- If elected Mayor of Vancouver, Jason Lamarche will not support building a new bike lane that cuts into Hadden Park in Kitsilano. We need to protect the safety and liveability of all public spaces and neighbourhoods in Vancouver.

Kennedy Stewart, Independent

Trust

We have big challenges in Vancouver and to solve them we need a government people trust. Increasing public trust means making City Hall more accountable and transparent before, during, and after elections. As Mayor, I would:

- End big money influence and American-style smear campaigns by requiring candidates and third-party advertisers to disclose donations throughout an election year.
- Make every vote count by moving to a proportional representation voting system, if approved by city residents in the November referendum (if pro rep is not approved, I'll move the city to a neighbourhood constituency model).
- Bring in tough new conflict of interest rules to prevent elected officials from having undisclosed meetings, and key staff from working for City Hall one day and a developer the next.

Participation

Everywhere I go, people tell me they are ready to embrace change to address Vancouver's housing crisis. In the West Side, I hear from homeowners that neighbourhoods are hollowing out and local businesses are shutting their doors. In the East Side, I hear from long-time renters that affordable rental housing is being torn down for new luxury buildings.

As Mayor, I want to continue those conversations with locals about what solutions will work best in each neighbourhood while moving forward with the important first steps people are ready to take now to start making housing affordable.

My plan includes critical city-wide actions like allowing duplexes across the city and speeding up permitting for triplexes, fourplexes, and multi-family conversions. Many neighbourhoods have participated in previous public engagement processes to say that actions like these are compatible with---and even necessary for---retaining the charm and character of the Vancouver neighbourhoods we all love.

As we move forward, continued participation of neighbourhoods in more significant planning changes will be an important part of creating long-lasting affordability for everyone in our city.

Affordability

Vancouver is an amazing city, but despite all the construction happening around us, everyone but the very wealthy is finding it harder and harder to live here. To make sure our city works for everyone, we need to make sure we have housing that's affordable for everyone.

My plan is to prioritize non-profit housing solutions that are affordable to people with low-to-medium incomes, while at the same time encouraging the for-profit housing industry to provide homes within reach of first-time, local homebuyers. Key promises include:

Building More Affordable Housing: Build 25,000 new non-profit affordable rental homes over the next ten years for those households making \$80,000 a year or less; more non-market and supportive housing for our most vulnerable citizens; and targeted housing solutions for Indigenous Peoples, cultural communities, seniors, and people living with disabilities.

Speeding Up Permitting: Reduce unnecessary delays and confusion in the permitting process by adding more clerical staff and reorganizing city departments to untangle conflicting requirements – with special emphasis on reducing wait times for small- and medium-sized developers and homeowners.

Fighting Speculation: Triple the empty homes tax; protect between one-third and one-half of all new homes from foreign speculation; and bring in tough new conflict of interest rules and a lobbyist registry.

Liveability

When I came to Vancouver in 1989, I could work odd jobs to pay rent and still have time to play in a band. We played shows in venues all over Vancouver –something that helped me save money to pay my way through university.

Today, those same opportunities aren't available to most people. That needs to change. We need to build a Vancouver that supports arts, culture and small business. We need a city where people can easily travel on public transit. And we need to support young entrepreneurs who build businesses that create local jobs and make our neighbourhoods worth living in.

I have plan to build a more vibrant, livable, and thriving city for everyone. Key promises include:

New affordable neighbourhood commercial spaces: expand small-scale neighbourhood retail opportunities like corner stores, small cafes and laneway-based businesses to make neighbourhoods more vibrant, walkable, and complete.

Affordable studio space and new arts grants: Build 100,000 ft2 of affordable studio space and expand funding for small- and medium-scale community-based art organizations

Alcohol on beaches pilot project: People should be allowed to consume small amounts of alcohol in designated public spaces responsibly as long as basic rules are followed and public safety is maintained.

Expanding Vancouver's bus network: Additional neighbourhood busses and more night service and investigate ways to reduce fees for seniors, people living with disabilities and those with low incomes.

Wai Young, Coalition Vancouver

See Peter LaBrie in Council listings.